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Zoning Application 77-61
St. Elizabeth Home Society, owner, requesting a change in zoning from "AA" to permit a Retirement Village and Nursing Home complex

Zoning Application 77-61, St. Elizabeth Home Society, owner, requesting a change in zoning from "AA" to permit a Retirement Village and Nursing Home complex on land south of Rymal Road, in the area west of West 5th Street.

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1. Report of the Planning Department

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No. ZA-77-61

Item No. 3e

February 9, 1979.

ADDENDUM

RE: APPLICATION ZA-77-61 FOR REZONING FOR ST. ELIZABETH RETIREMENT VILLAGE ON THE SOUTH SIDE OF RYMAL ROAD WEST, WEST OF WEST FIFTH AVE.

At its meeting of January 31, 1979, the Planning and Development Committee tabled the above application in order that a report may be prepared for further consideration by the Committee at its next meeting.

Also, since that meeting, the Department has received a copy of the decision of the Supreme Court of Canada in reference to an appeal against the City of Toronto regarding their Development Control by-law under Section 35a of the Planning Act. The Department is presently reviewing that decision in preparation of a presentation to the Planning and Development Committee. However, in regard to this rezoning application and in consideration of the recent decision, the procedures and requirements of this proposed development requires modification from the zoning designation originally proposed in the Department's report of January 25, 1979.

The Department is concerned with much of the details of the development that occurs during preparation of plans and services and in the finalization of the plans. Some of these details were to be controlled under Development Agreement. However, with Development Control no longer applicable, further processing of the application is required.

Generally a development of this magnitude in the City would require a plan of subdivision to establish public highways, road widenings, blocks of lands, etc. prior to zoning designation of the lands.

It is considered that this application should be established on a plan of subdivision which should include dedication of Garth Street to the City as a public highway, the deeding of lands along Rymal Road for the purpose of establishing sufficient rights-of-way and the creation of two blocks of land on either side of Garth Street.

Further, the establishing of the zoning will be required to be implemented in stages as the proposed structures are anticipated for construction. Each stage will require a rezoning application and will include a detailed site plan of the particular stage proposed together with an overall master plan to indicate the concept of the entire development proposal.

REVISED RECOMMENDATION

1) The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978, to approve the amendment related the staging, be directed to proceed without any additional amendments.

... 2

Planning and Development Department.
City Hall, Hamilton, Ont. L8N 3T4

2) In order for the development to proceed, should that be the decision of the Committee, it is recommended that the zoning be guided by the zoning designation as outlined in the report of January 25, 1979 and proceed as follows:

(a) receive approval of the required amendment to the Official Plan,

(b) that the entire site be subject to a plan of subdivision which would include the dedication of lands to establish Garth Street, the deeding of lands for road widenings on Rymal Road West, and forming of specific blocks of land,

(c) that the zoning of the development proceed by individual application for zoning of stages as they are prepared for construction, and that development plans form part of the by-law indicating the proposed stage in detail and the overall concept plan at future stages.

JPS/trr

2. Report of the Regional Engineer.

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

DEPARTMENT OF ENGINEERING
71 MAIN STREET WEST, HAMILTON, ONTARIO 526-4170
L8N 3T4

W. A. WHETEN
B.Sc. F.E.I.C. P.Eng.
COMMISSIONER OF ENGINEERING

REFER TO FILE NO. E203-01
ATTENTION OF K. A. Brenner
YOUR FILE NO.

79 02 08

Mr. Chairman and Members
Planning & Development Committee
Area Municipality of Hamilton

Re: St. Elizabeth Retirement Village

Members of the Committee:

The following is the information requested by your Committee at your meeting of 79 01 31.

The area in which the proposed St. Elizabeth Retirement Village is located is presently serviced with a 400 mm watermain along Rymal Road. This watermain is adequate for the proposed land use.

Rymal Road is, at the present time, a two lane road. The St. Elizabeth Nursing Home would be required to pay the full cost for any changes to the road as a result of the entrances. Major road improvements would not be required simply because of the proposed development. However, it, as any other development on the south end of the Mountain will influence the timing of future road improvements. The applicant is willing to dedicate all required road widenings.

Regular municipal storm and sanitary sewers are not expected to be installed in the next 20 years.

The disposal of storm water is to be handled by open channels, which is under the jurisdiction of the City of Hamilton.

The sanitary sewage from the development is to be pumped back to the existing sewers at Garth and Claudette Gate. The pumping facilities are to be owned and operated by the applicant at the applicant's cost. The initial construction cost is to be financed by the applicant. In other words the development will initially not cost the Region any money.

Cont'd ....

Mr. Chairman and Members
Planning & Development Committee

Cont'd ....

The above service arrangement was considered by the Engineering Services Committee and Regional Council.

Our submission to the Committee included the following:

> "There are two objections to the contemplated development. Firstly, on general principle it is undesirable to permit scattered development as these generally increase the ultimate cost of full development.
> Secondly, the sewer to which the private drain is to be connected is overloaded on the basis of Regional Standards. The proposed development, if permitted a discharge of 4 L/S, will increase the overload approximately 3 percent. Such an increase will increase the risk of future problems in the sewer system but the increased risk cannot be expressed in absolute terms. It is our opinion that the application should be denied if similar development could be constructed in a different location.
>
> We, therefore, recommend that the application for a special private drain agreement for St. Elizabeth Nursing Home be denied."

The Committee was of the opinion that the benefit of the Retirement Village outweighed the disadvantage to the sanitary sewer system and recommended to Council that it be approved. Council adopted this recommendation on 78 05 02.

The matter of ultimate cost to the taxpayer of developing these lands now as opposed with permanent services is difficult to assess. However, accepting present day policies, practices, and cost, it is reasonable to expect the taxpayers share of ultimate sewer services and water services to increase about $100 000.00 to $200 000.00.

Alderman Ford and Lawrence also inquired about essentially vacant lands which are serviced or are scheduled to be serviced in the next 18 months.

Cont'd ....

Mr. Chairman and Members
Planning & Development Committee

Cont'd ....

The following areas would fit into this category:

Rymal Road from Upper Ottawa Street to Upper Gage Avenue
Upper Wentworth Street at Stone Church Road
Upper Wentworth Street at Limeridge Road
Upper Kenilworth Street at Limeridge Road.

Respectfully submitted,

Commissioner

KAB:lac

3. Report of the City Engineer.

W.L. PHILLIPS
B.A.SC., M.E.I.C., P.ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE

REFER TO FILE NO. 904-1101Z
ATTENTION OF D. Heintz
YOUR FILE NO. DA78-57
2477-61

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

PLANNING & DEVELOPMENT
FEB - 9 1979
TO STAFF INIT ACT.
1 DIR.
3 ADMIN.
X 35

9 February 1979

Planning & Development Committee

Att: Mr. J. W. West,
Secretary

Re: Proposed St. Elizabeth's Nursing Home & Retirement Village

Dear Sir:

As requested by this Committee, we have prepared a report dealing with our involvement with this site as it relates to the processing of the application through the Committee.

We have supplied Aldermen D. Lawrence and P. Ford with copies of this report and one copy is attached herewith.

We would point out that, with the difficulties presently being experienced with the development control process, the regulation of storm water outflow from this site may be very difficult to achieve.

Should there be any questions regarding the enclosed, please contact the writer.

Yours very truly,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

DH:jb
Attch.

PROPOSED ST. ELIZABETH'S NURSING HOME & RETIREMENT VILLAGE

1) Receipt of letter dated 6 July 1977 from Sister Elizabeth to Mayor MacDonald detailing composition of Development:

Stage 1 (1978)	40-1 Bedroom Bungalows 34-2 Bedroom Bungalows
Stage 2 (1980-82)	100-1 Bedroom Bungalows 90-2 Bedroom Bungalows Cafeteria, Clubhouse, Banquet Hall, Managers Office, 3 Service Dwellings, 3 Motel Units (Guests), 14,000 S.F. Store & Outdoor Recreation Facilities.
Stage 3 (1984-85)	200 Bed Nursing Home Convent for 20 Nuns

2) Preliminary Servicing Report - Pollutech Limited, dated 22 July, 1977

- Note - No Banquet Hall shown
- Copy of Conceptual Plan attached
  (Note: Site location has changed by (I understand) 600' along Rymal Road)
- Indications are given that "The soil was not ideally suitable in its natural state for the absorption of waste." (Page 11)
- "The internal road system will remain privately owned but...in accordance with local requirements."

3) Copy of letter of 2 September, 1977, from Regional Engineering to Planning

- Details that "The...Pumping" of "Sewage to...Garth Street...may not be in the interest of the Region."

4) Copy of original zoning maps showing site location - since shown to be in error.

5) Letter of Planning Department (19 August, 1977) with Contour Plan (also wrong site-not attached) - prepared by Roger A. H. Silvera Ltd., O.L.S. (Reference 75-67-2)

6) Letter to Planning dated 29 August 1977 from Hamilton Region Conservation Authority saying:

6) Cont'd....

- Within area of Niagara Peninsula Conservation Authority
- Part of 20 Mile Creek Watershed
- Development could cause flooding & erosion
- No building in flood plain
- Require - calculation of floodplain
- Floodplain to be hazard - type zoning or open space
- Maintain existing drainage characteristics
- Site plan & grading approval

7) Letter (19 September 1977) from Ministry of Housing to Planning

- Generally not in favour of development
- Cites bad location for septic system, should be sewered and demand on public transit at the fringe of City for ambulatory patients

8) Letter (6 October 1977) from City Engineer to Planning recommending denial (attached)

9) Report to Planning & Development (6 October 1977) recommending denial - tabled 12 October 1977. Note: Site still not correctly located.

10) Addendum Report dated 28 December 1977 to Plannind & Development recommending denial as premature and significant violation of Official Plan - Development approved in principle subject to serviceability of land (not necessarily piped) on 11 January 1978.

11) Report (31 May 1978) to Planning & Development for change in Zoning from 'AA' to "Retirement Village - Nursing Home" recommending denial is circularized on 14 June 1978 (still wrong site location).

12) Notice for Public Meeting of Planning & Development Committee on 27 September 1978 (location of site correct on notice)

13) Letter from Planning 18 September 1978 enclosing conceptual development plan.

- includes - 376 - 1, 2 or 3 Bedroom Units
  - 4 service dwellings
  - 4 motel units
  - 150 Units - Nursing Home or Senior Citizen Apartments
  - 1800 person banquet hall
  - 5 storey medical professional office building
  - Club House
  - Total 809 car spaces (incl. 74 garages)

14) Subsequent Meeting with Applicant's Consultants & Other Departments' Staff, we indicated:

- need - road widening on Rymal
  - proposed grades on same plan as existing grades
  - Drawing (with contours) showing proposed sanitary & storm sewers (internal)
  - Drawings and calculations to show zero increase in runoff & treatment of hazard land crossings
  - location of sewers need not follow roads
- suggested - consideration of retention ponds, roof storage of water, outlet controls, oversized piping for storage of water, reduced catch basin inlet areas, energy disapaters at outlets.

15) Report to Planning & Development dated 20 September 1978 dealing with proposed Official Plan Amendment to change this site to a Stage II development. Recommendation for approval with request not to go to Minister of Housing until details of D.A. & Rezoning reviewed. Approved on 27 September 1978.

16) Copy of Letter to Planning from City Engineer, dated 12 October 1978, re this zoning application and conceptual plan.

17) Memo (17 October 1978) from V. J. Abraham to H. J. Gaasenbeek (Planning)

- no neighbourhood plan
- Garth Street should be extended as in O.P.A. 228 (to be conveyed to Municipality)
- Commercial Development more appropriate at Garth & Rymal
- O.P.A. required for both stages of site (presently Stage III) and commercial
- Careful consideration required for storm management.

18) Minutes of 7 November, 1978 Meeting with applicant (attached)

19) Report of 9 November 1978 to Planning & Development recommends only Staging O.P.A. (not Commercial O.P.A.) - tabled at meeting of 15 November, 1978 to deal with extent of commercial development & extending of Garth Street across site.

20) Letter of 12 December 1978 from City Engineer to Planning regarding minor details of a modified preliminary site plan.

21) Report of 7 December 1978 to Planning & Development recommending as in (19) aforementioned - on 13 December 1978, this was circularized for public view on the extent of commercial & banquet facilities (now for 1,000 people).

22) Report of 25 January 1979 to Planning & Development recommending:

- same as (19) aforementioned
- deeding of roads & widenings
- further submissions to finalize zoning limits
- types of zonings as proposed in report

This was tabled for 2 weeks by Planning & Development for further investigation on 31 January 1979.

23) Letter of Niagara Penninsula Conservation Authority (23 January 1979) with c.c. to Planning (attached).

24) Owner of 465 Rymal Road West (Planning & Development 31 January 1979) complained of flooding & indicated attendance of Streets & Sanitation on site - Streets & Sanitation (W. Hall) is not aware of any such problem or visit by his forces.

25) Soils Data in area

- north side of Rymal Road at Garth Street
  basically densely packed sandy silt till (McGlone & Associates Ltd.)
- south side Rymal along frontage of site basically densely packed sandy silt (William Trow Associates)

Above seem to support conclusion of applicants' consultant in (2) above.

26) Potential liability to City for failure, from whatever cause (including possible freak storms above design criteria), of the system on site.

DH:jb
6 Feb. 1979



CONCEPTUAL PLAN OF ST. ELIZABETH RETIREMENT VILLAGE

FIGURE 2

E203-01
K. Brenner

2 September 1977

Planning and Development Department

Att: H. J. Gansenbeek, Director, Development Division

Re: Zoning Application #ZA77-61 - Rymal Road - St. Elizabeth Nursing Home

Dear Sir:

We wish to make the following comments in reply to your letter of the 19 August 1977 for the consideration of the Planning and Development Committee.

1) The applicant is to deed to the Region sufficient lands to widen Rymal Road to 60 ft. from the centre line of the 66' road allowance.

2) An adequate supply of public water is available for the proposed land use.

3) Storm sewers will not be available to the area for 20 years or more. Hence, the run-off will have to be disposed of in open channels to the satisfaction of the City of Hamilton.

4) Sanitary sewers will not be available to the area for 20 years. The installation of a private sewage treatment facility is under the jurisdiction of the Medical Officer of Health or the Ministry of the Environment, depending on the type of facility. The installation of such facilities in close proximity of urban areas are usually not desirable even if physically possible. The applicant has suggested pumping the sanitary sewage to existing sewers on Garth Street. This has to be approved by Regional Council. It is our opinion that this may not be desirable and may not be in the interest of the Region.

Cont'd.....

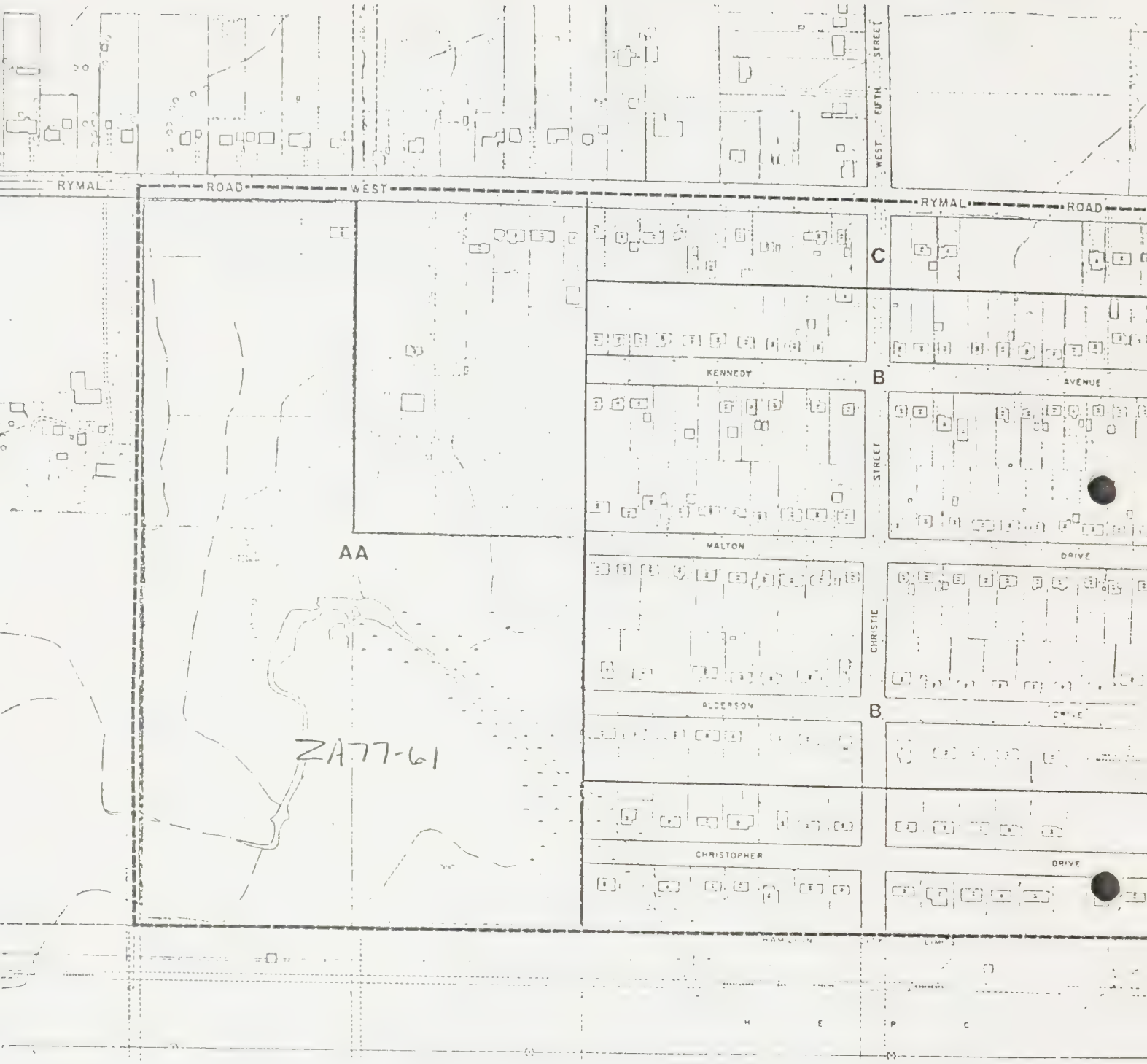
5) In the future when the area is to be serviced it will be necessary to construct sewers through this property. For this reason easements may have to be established at the present time.

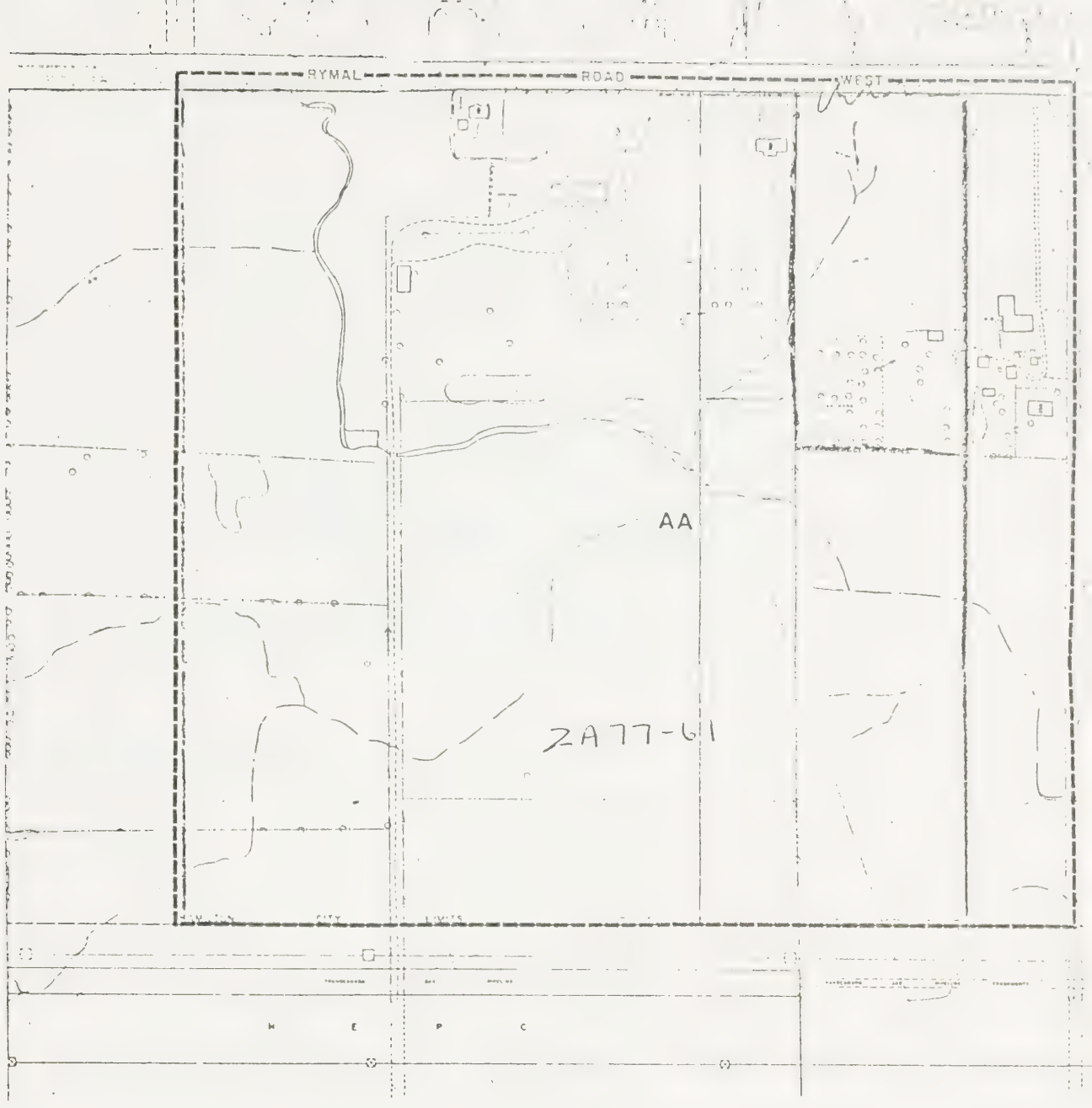
We recommend that the Planning and Development Committee of the City of Hamilton refer this application to the Regional Engineering Services Committee for consideration of comments 4 and 5, if the Planning and Development Committee looks favourably upon this application.

Yours very truly,

Commissioner

KB:jn


RYMAL ROAD WEST
RYMAL ROAD
WEST FIFTH STREET
KENNEDY
AVENUE
STREET
MALTON
DRIVE
CHRISTIE
ALDERSON
CHRISTOPHER
AA
B
C
ZA 77-61


RYMAL
ROAD
WEST
AA
ZA77-61
CITY
LIMITS

6 October 1977

Department of Planning and Development

Att: Mr. H. J. Gaasenbeek, M.C.I.P.

Re: Zoning Application ZA 77-61 -
Rymal Road - St. Elizabeth Nursing Home

Dear Sir:

We wish to comment as follows on the above application, as submitted with your letter of 19 August 1977:

1. Widening of Rymal Road West is required to be conveyed to the Region--to provide for the future 120' road allowance. This widening varies from 17' to 27'.

2) We note, for your information, that the application contains two separate 'L' shaped parcels--with the closest distance between being 225 feet. This could cause some problems in internal driveways and servicing.

3) We would not recommend approval of this application because any approval of zoning in this area could set a precedent--that is-- this area will be without sanitary and storm sewer services for 20 years or more. Should this application be approved, it will be difficult to refuse further zoning changes in the unserviced areas of the City. This could be especially difficult in the area of West 5th and Stone Church Road West, where severe problems presently exist.

4) Should the Committee approve of this application, the following would be required:

a) The road widenings as noted in Item 1 above.

Continued.....

4) b) Development control on the subject lands.

c) Plan of Subdivision and Subdivision Agreement, if public road allowances are to be created on the above lands.

d) Storm Sewers to convey surface drainage to sufficient outlet providing that only equivalent agricultural flow is allowed to enter the existing drainage facilities and proper protection of stream banks and downstream facilities is provided--all to the satisfaction of the City Engineer.

Yours very truly,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

DH:jb

12 October 1978

Department of Planning and Development

Att: Mr. J. P. Sakala

Re: ZA 77-61, St. Elizabeth Nursing Home - south side of Rymal Road West

Dear Sir:

In reply to your letter of 18 September 1978, we would advise that we have reviewed the conceptual development plan and would make the following preliminary comments:

1) Official Plan Amendment No. 228 for the City of Hamilton indicates that, ultimately, Garth Street will be extended south of Rymal Road through the subject lands.

2) Sufficient road allowance widening of Rymal Road is required to provide for a 120' road allowance. In this regard, 40' by 40' daylight corners will also be required at the intersection of Rymal Road with Garth Street. All required widenings are to be conveyed to the Region.

3) The following is required with respect to the submitted site plans:

   a) Confirmation from the Conservation Authority that the flood plain lands (not to be built upon) extend only up to the 730 foot contour.

   b) "Proposed" grading elevations on the same base plan with the existing elevations.

   c) A special drawing showing the existing contours and the proposed location of all sanitary and storm sewers and watermains. Internal servicing need not necessarily follow the pattern of the proposed internal (private) roads.

Continued.....

3) d) Drawings and calculations indicating measures proposed to provide for zero increase in run-off to the water course plus treatment of road crossings of hazard lands.

e) Treatment of the area in the south-west corner of the site where it is proposed to build across the 730 foot contour - including the method of preserving existing surface flow.

We will be commenting further upon submission of more detailed plans.

Yours very truly,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

DH:jb

MINUTES OF MEETING (November 7, 1978)

Re: St. Elizabeth Retirement Village - Conceptual Development Plans (DA-78-57)

Present: Sister Elizabeth
J. Gaspar, Architect
Brisbain, Engineer
H. Gaasenbeek, Director of Development
J. Sakala, Planning Department
M. McFadden, Traffic Department
D. Heintz, City Engineering Department
G. Aston, Regional Engineering Department
J. Johnston, Niagara Peninsula Conservation Authority
P. Lapman, Building Department

Purpose of the Meeting: To discuss detailed concerns related to the conceptual site plan of development prepared by Mr. J. Gaspar dated September 12, 1978.

Concerns Discussed by Departments and Authority

1. Conservation Authority (N.P.C.A.)

a) - before development can occur, flood plain mapping of the area will be necessary to establish flood plain line and design criteria.
- some work and data has been done by N.P.C.A.
- the Provincial criteria of mapping should be used.

b) - drainage designs must be incorporated to provide a "zero" increase in runoff in consideration of downstream developments and the possible impact that this development may produce.

c) - a development designed in consideration of a "Regional Storm" duration and occurance.

Discussion: Mr. Gaspar and Mr. Brisbain questioned the necessity of this mapping and noted that the floodline of the 730 foot contour was previously established through the Hamilton Conservation Authority.

Mr. Johnson noted that this mapping and data were required to establish the flood plain area and floodline. The N.P.C.A. does have some data available.

2. Regional Engineering Department

a) - provision of proper road widenings (approximately 10' to 17') on Rymal Road.

b) - provision of a Garth Street extension.
- an alternative layout has been provided which shifts the proposed road to the westerly limit of the property in order that the property not be bisected as much as originally proposed.

Discussion: All present agreed for the provision of the Rymal Road widenings and Garth Street extension. However, Mr. Gaspar questioned the proposed alternate Garth Street extension layout and the

possibilities of sweeping further west for the length of the property. The Departments noted that the Official Plan Amendment No. 228 original alignment affected one property and the proposed alternative remained in that property. In discussion it was noted that the owners may wish to consider other alternatives and possibly contact adjacent land owners.

3. Traffic Department

a) - detailed concerns were the subject of a letter of September 28, 1978 to the Planning Department.

b) - road designs are unsatisfactory in providing proper intersections.
- it was noted that automobile accidents are not under police jurisdiction on private lands and properly designed roads would aid traffic movement.

c) - individual parking garages proposed offer limited visibility. Mr. Gaspar noted that the garages are set back from the roadway at least the width of cars parked along the driveway--i.e. 9 feet.
- although the garages are set back, review of visibility while manoeuvering should be done.

d) - road widths should be 28 feet and 36 feet for roads with parking on one side and two sides.
- Mr. Gaspar noted that the roads were 30 feet and 38 feet.

e) - question of number of parking spaces for visitors and residents. Also the special designed spaces for wheel chair uses; i.e. 13' parking spaces to allow for special vehicles and movement.
- also parking for nursing home, cafeteria and church.

f) - question of traffic signals along Rymal Road in relation to neighbourhood designs adjacent to the proposed development.
- John Sakala to check with Neighbourhood Planning Division for information regarding proposed intersections.
- discussion took place for the possibilities of a traffic signal at the entrance drive adjacent to the banquet hall and a review of the number of access drives related to the development.

Discussion: Mr. Gaspar noted that the owner may consider providing an undertaking to relocate the easterly access to the parking area to be oriented to a possible neighbourhood road to the east which would have access to Rymal Road.

4. City Engineering Department

a) - detailed concerns were the subject of a letter of October 12, 1978 to the Planning Department.

b) - plan does not designate allocation of lands or certain areas for service buildings--i.e. pumping station.

c) - question of a maintenance program of servicing for pumps and hydrants. It was noted that regular maintenance programs are sometimes established by suppliers or contractors.

d) - garbage collection: the owners would be in contact with the City Streets and Sanitation Department to arrange for some collection agreement, however the street and cul-de-sac designs should allow truck manoeuvering to City requirements.

e) - snow removal and storage should also be considered in the road designs, but is largely dependent upon size and type of equipment to be used for snow clearance.

5. Building Department

a) - it was noted that comments from the Building Department are held until the zoning is established.

b) - Mr. Gaasenbeek noted the procedure to establish the zoning and pointed out the intent of establishing a flexible by-law to include all facets of the development:
- set backs
- hazard lands
- uses
- building separations
- parking
- commercial
- gross floor area
- etc., etc.

- it is intended that the zoning and development agreement proceed at about the same time since one application affects the other. The development agreement, having limited control can be established in parts, but guided by a master plan.
- the applicant should make sure that all details of the development are considered and that the by-law when drafted will permit the approved details.
- it was noted that when a draft by-law was formed, a copy should be circulated to the applicant for comments.

6. Planning Department

a) - it was noted that the intent of the development and its philosophy is not in dispute, however its size and location are of concern. The commercial development is in conflict with the multi-centre areas as designated by the Official Plan Amendment No. 228.
- Mr. Gaspar noted the purpose of the development in providing a facility not presently offered in the City in the form of the large banquet hall, the need for the facility, the benefits to the retirement village, neighbourhood and City. He also noted the need for medical/professional offices in the complex and his personal knowledge of some contractors not wanting to deal with purely medical offices because of the specialized designs required.

Summary

a) The applicant will further investigate the affect of the Garth Street extension and the redesign of the development in relation to the allowance.

b) The Departments and the applicant will be presenting their views to the Planning and Development Committee in relation to the commercial development.

c) The Garth Street extension and the commercial development aspects are to

be presented to the Planning and Development Committee at its meeting of November 15, 1978.

d) The applicant will further consider the various comments presented and contact those persons as required for further clarification and/or comments toward a revised development plan.

JPS/mw

DA 78-57

The Niagara Peninsula Conservation Authority

BOX 460, FONTHILL, ONTARIO L0S 1E0

Phone 892-2621

JAN 25 1979

January 23, 1979

Mr. R. S. Brisbane, P. Eng.
R.R. #1
BARRIE, Ontario
L4M 4Y8

Dear Sir:

RE: Proposed St. Elizabeth Retirement Village
Regional Storm Flood Level and Flow

I received the above information yesterday from our consultants on the Twenty Mile Creek Floodplain Mapping Project.

The flood level and flow through the proposed development area is controlled by a culvert located in the subdivision at West 5th and Rymal Road. The Regional Storm Flood elevation is 730 feet with an accompanying flow of 1730 cubic feet per second. No construction or filling should take place below this flood elevation, and all road crossings should accommodate the calculated flow.

It should be noted that any increase in storm water runoff as a result of the development will result in slightly higher flood elevations on site. If the road crossings are designed for the existing flood flow, they will act as detention facilities for any increased flow.

Please contact me if you have any questions.

Yours very truly,

James G. Johnston
Supervisor of Water
Management

JGJ:cs

cc: W. Sakala, Regional Municipality of Hamilton-Wentworth

4. Miscellaneous Reports and Correspondence.

February 7, 1979. File No. ZA-77-61

ATTACHMENTS: VARIOUS LETTERS IN RESPONSE TO THE APPLICATION ZA-77-61 FOR REZONING TO PERMIT THE ST. ELIZABETH RETIREMENT VILLAGE COMPLEX.

Aug 29/77	Hamilton Region Conservation Authority
Sept 30/77	" " "
Sept 2/77	Regional Municipality of H-W - Dept. of Engineering
Sept 13/77	Hamilton-Wentworth District Health Council
Sept 19/77	Hamilton-Wentworth Regional Health Unit
Oct 3/77	Regional Municipality of H-W - Dept. of Social Services
Oct 13/77	Niagara Escarpment Commission
Sept 28/78	City of Hamilton - Dept. of Traffic
Oct 12/78	" " - Dept. of Engineering
Nov 15/78	St. Elizabeth Home Society
Dec 5/78	G. A. Asad and Associates - architects of the project
Feb 2/79	The Niagara Peninsula Conservation Authority

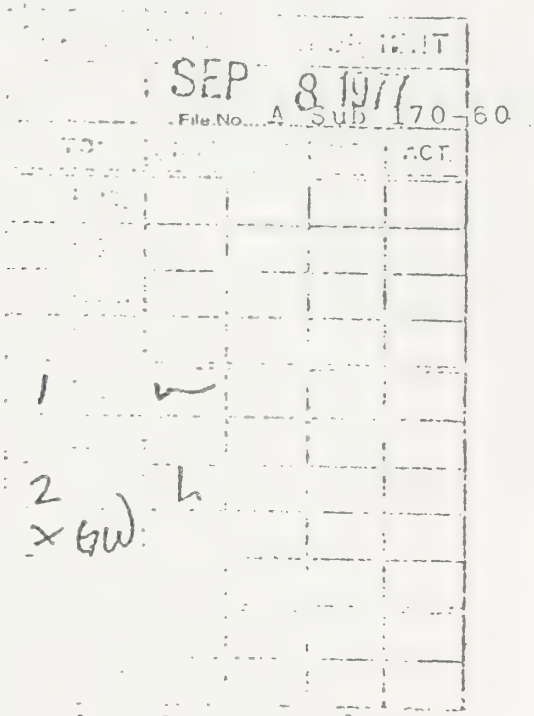
JPS/trr

HAMILTON REGION CONSERVATION AUTHORITY

P.O. BOX 99 — MINERAL SPRINGS ROAD
ANCASTER, ONTARIO L9G 3L3

Phone 525-2181 or 648-4427

ZA77-61



August 29th, 1977

Mr. H. J. Gaasenbeek, M.C.I.P.
Director of Development
Planning & Development Dept.
City Hall
71 Main St. W.
Hamilton, Ontario
L8N 3T4

Re: Application No. ZA77-61

Dear Mr. Gaasenbeek:

The technical staff of the Hamilton Region Conservation Authority has inspected the above site. The subject lands are drained by the Twenty Mile Creek, which traverses the property. Technically, the Twenty Mile Creek is within the watershed of the Niagara Peninsula Conservation Authority. However, that Authority has no representation from the City of Hamilton. Therefore, as this portion of the drainage area is within the City of Hamilton, it is deemed to be within our watershed for administrative purposes. The following comments are submitted with this in mind:

1) The Twenty Mile Creek and attendant floodplain traverse the site. Said floodplain has not been delineated to date. It appears from a site inspection to be fairly extensive. Given the existing culvert arrangments under Christopher Drive, the development of these lands could cause flooding and erosion problems to the existing houses on said street.

2) Where the tributary drainage area exceeds ½ square mile, Ministry of Natural Resources floodplain development guidelines recommend that no buildings be constructed in the floodplain. Lots, however may include floodplain lands. Where the tributary drainage area exceeds one square mile, it is recommended that no lots or buildings be created in the floodplain. Staff are of the opinion that

... page 2

Wm. ROA... ...n A. H. M...D, Vice-Chairman R. W. VANDERBRUG, General Manager & Secretary-Treasurer

the drainage area on this site exceeds ½ square mile. Therefore the floodplain should be calculated in accordance with floodplain calculation procedures established by the Ministry of Natural Resources.

Concluding Remarks:

The technical staff of the Hamilton Region Conservation Authority has no objection to approval of this application in principle subject to the following conditions:

1) Calculation of the floodplain in accordance with calculation procedures established by the Hamilton Region Conservation Authority and the Ministry of Natural Resources.

2) Development of these lands in accordance with the Ministry of Natural Resources floodplain development guidelines as established in comment #2.

3) Rezoning of the floodplain to a hazard land designation or the creation of an open space designation for the floodplain within the development agreement. (Same to be registered on title with appropriate restrictions)

4) Maintenance of the existing drainage characteristics as closely as possible.

5) Site plan approval of all grades and siting of buildings within and adjacent to the floodplain.

I trust that these comments will be satisfactory. If there are any further comments and/or questions, please contact George McKibbon, Authority Staff.

Yours truly,

P. W. Vanderbrug

PWV:jm
c.c.: Niagara Region Conservation Authority

HAMILTON REGION CONSERVATION AUTHORITY

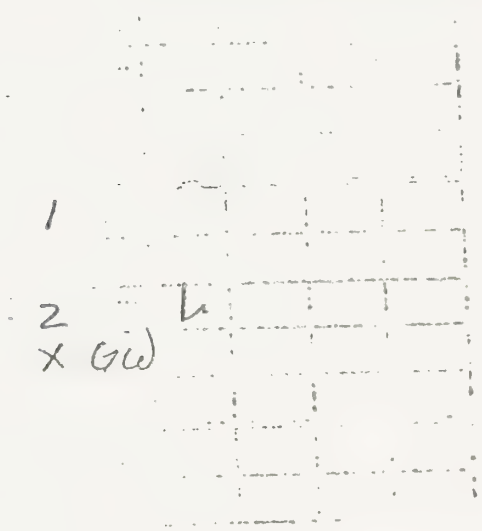
P.O. BOX 99 — MINERAL SPRINGS ROAD
ANCASTER, ONTARIO L9G 3L3

Phone 525-2181 or 648-4427

OCT -3 1977
File No. A Sub 120-60

September 30th, 1977

Mr. H. T. Gaasenbeek, M.C.I.P.
Director of Development
Planning & Development Department
City Hall
71 Main St. W.
Hamilton, Ontario
L8N 3T4



Re: Application No. ZA77-61

Dear Mr. Gaasenbeek:

Further to our letter of August 29th, 1977, said letter contained two errors. On page 1 the application number should be referred to as ZA 77-61 as opposed to ZH77-61. In page 2, condition 5 should read as follows:

> "Site plan approval of all grades and siting of buildings adjacent to the floodplain".

Our apologies for the inconveniences this may have caused. If there are any further comments and/or questions, please contact George McKibbon, Authority Staff.

Yours truly,

R. W. Vanderbrug

RWM:jm
c.c.: Niagara Region Conservation Authority
40 South Pelham St.
Box 460
Fonthill, Ontario

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

DEPARTMENT OF ENGINEERING
71 MAIN STREET WEST, HAMILTON, ONTARIO 526-4170
L8N 3T4

W. A. WHETEN
B.Sc. F.E.I.C. P.ENG.
COMMISSIONER OF ENGINEERING

SEP 9 1977

REFER TO FILE NO. E203-01
ATTENTION OF K. Brenner
YOUR FILE NO.

1
2
X GW h

2 September 1977

Planning and Development Department

Att: H. J. Gaasenbeek, Director, Development Division

Re: Zoning Application #ZA77-61 - Rymal Road - St. Elizabeth Nursing Home

Dear Sir:

We wish to make the following comments in reply to your letter of the 19 August 1977 for the consideration of the Planning and Development Committee.

1) The applicant is to deed to the Region sufficient lands to widen Rymal Road to 60 ft. from the centre line of the 66' road allowance.

2) An adequate supply of public water is available for the proposed land use.

3) Storm sewers will not be available to the area for 20 years or more. Hence, the run-off will have to be disposed of in open channels to the satisfaction of the City of Hamilton.

4) Sanitary sewers will not be available to the area for 20 years. The installation of a private sewage treatment facility is under the jurisdiction of the Medical Officer of Health or the Ministry of the Environment, depending on the type of facility. The installation of such facilities in close proximity of urban areas are usually not desirable even if physically possible. The applicant has suggested pumping the sanitary sewage to existing sewers on Garth Street. This has to be approved by Regional Council. It is our opinion that this may not be desirable and may not be in the interest of the Region.

Cont'd.....

Planning and Development Department

Cont'd.....

5) In the future when the area is to be serviced it will be necessary to construct sewers through this property. For this reason easements may have to be established at the present time.

We recommend that the Planning and Development Committee of the City of Hamilton refer this application to the Regional Engineering Services Committee for consideration of comments 4 and 5, if the Planning and Development Committee looks favourably upon this application.

Yours very truly,

Commissioner

KB:jn

Hamilton-Wentworth District Health Council

Sanatorium Road
P.O Box 2085, M.P.O.
Hamilton, Ontario
L8N 3R5
(416) 389-1321

A-127-OP

SEP 15 1977

September 13, 1977

Mr. G.M. McCarthy, Director,
Regional Planning Division,
100 Main Street East,
Hamilton, Ontario.
L8N 1G3

Dear Mr. McCarthy:

Subject: Proposed Amendment No. 127 to the Official Plan for the Hamilton-Wentworth Planning Area in the Town of Ancaster -

The Hamilton-Wentworth District Health Council received on August 18, 1977 a request from Mr. Bert Salzberger, Executive Assistant to the Central West Area Planning Co-ordinator to respond with recommendations to the above proposed amendment. This item was placed on the agenda for the August 26 meeting. Unfortunately, the time element did not allow Council to consider the request and seek appropriate opinions for recommendations within the fourteen day limit (August 25, 1977).

As you are no doubt aware, Hamilton-Wentworth has a programmatic approach to the delivery of Health Care and therefore Council policy would be to obtain the comments of the Committee and Co-ordinator of the Gerontology and Geriatric Program prior to making final recommendations. Council regrets that sufficient time was not permitted for this procedure.

Regardless of any decision which Council may make on the issue of the need for more long term care facilities, approval and license to operate a Nursing Home anywhere in Ontario is necessary through the Ministry of Health. The number of licensed beds in any given area is strictly controlled according to Ministerial formulae.

At present, the Ministry of Health has frozen any expansion or increase in nursing home beds in the Province. This is due not only to financial constraints but also to the desire to determine the future direction of this type of care and its inter-relationship with other services.

The current emphasis by the Ministry of Health is toward alternatives to institutional care and a pilot project has been undertaken by the Home Care programs in Hamilton-Wentworth, Thunder Bay and Kingston to determine the feasibility and effectiveness of home care maintenance

. . . . 2

as one alternative. The results of these pilot projects will be of valuable assistance in the determination of the future needs.

The Ontario Nursing Home Association has also recognized the need to develop alternatives to institutional care and has organized study tours to Minneapolis, St. Paul and Winnipeg to consider the introduction of day care programs for the elderly. A recent editorial by J. Malcolm Walker, Executive Director of the O.N.H.A. in the ONTARIO NURSING HOMES Vol. 8, No. 2, recognizes the need for Nursing Homes to participate in the provision of day care services to the elderly and that such programs "...should assist a nursing home in achieving its objective of becoming more and more a part of the life of the community."

Council would welcome the opportunity to utilize these and other resources in co-operation with the Regional Planning Division to study and develop appropriate criteria for long term care needs in our community.

Such a study would assist both Health Council and Regional Council to respond knowledgeably and speedily to proposals similar to the one under consideration.

Yours sincerely,

R. Auld,
Executive Director.

RA/sf
c.c.: Mr. David Corder
Mr. H.J. Gaasenbeek
Mr. W. McM. Carson

ZA77-61

HAMILTON-WENTWORTH REGIONAL HEALTH UNIT

A.I. CUNNINGHAM, M.D., D.T.M.H., D.P.H.
MEDICAL OFFICER OF HEALTH

P.O. BOX 897, HAMILTON, ONT.
CANADA L8N 3P6
TEL. 528-1441

SEP 20 1977

September 19, 1977

Mr. H. J. Gaasenbeek, M.C.R.P.,
Director of Development,
Regional Planning Department,
City Hall,
Hamilton, Ontario

RE: APPLICATION #ZA77-61 FOR A CHANGE IN ZONING
FROM "AA" TO PERMIT A NURSING HOME
PROPERTY LOCATED SOUTH OF RYMAL RD. WEST

Dear Mr. Gaasenbeek:

I wish to comment in a preliminary fashion on the proposed "St. Elizabeth Reitrement Village."

The proposal indicates an interest in developing a small village of one thousand people who would be dependent on a septic tank system which would be constructed in several phases. The developer wisely notes that the soil is of a questionable nature for this kind of installation. I feel that the Regional Government would be unwise to encourage the development of such a village which would be rather heavily populated. Septic tank installations of this nature are notoriously prone to fail and become a pressure point on the nerve of the municipality: the proprietor or the residents demand that sewers be installed.

Naturally, I would be prepared to look at particular studies of grain size and soil quality, etc., which the developer could provide. Our experience in this neighbourhood, however, has been that septic tanks tend to pond and become nuisances. Consequently, I would recommend to the Regional Government that such a village be sewered.

As well, there is a mention of establishing a nursing home sometime in the undefined future. The approval of nursing home licenses is a function of the Ministry of Health with little reference to this office whatsoever. I do know that the Ministry of Health has, in the past, been slow to give licenses since the need for nursing home beds has no clear medical imperative. There is a body of opinion based on sound observations that suggest a great number of the present nursing home beds are really

/... 2

functioning as annexes of homes for the aged. The large budgetary loading put on the health budget has not been appreciated by Ministers of Health, and there has been considerable tardiness in regard to the approval of nursing homes. I feel that a large population of older citizens in this area would want and be expecting a nursing home to be part of their residential complex. Consequently, I think that the municipality should ask the developer to give satisfactory warrant that the nursing home will be licensed.

I could foresee the possibility that a nursing home could be put up. It would not be licensed by the Ministry and that the municipality would have to deal with pressures from the residents to represent to the Ministry of Health the need for licensing. It is possible to have a residential home that is run privately, but in this city we have only one and at its present rates, it is available only to the wealthy.

As a general comment, I think the municipal government should ponder the pros and cons of having 1,800 elderly citizens on the edge of the municipality. Such an enclave will demand medical services which may not be immediately available in that neighbourhood. They will require transportation facilities, about which I know virtually nothing. Nevertheless, I think as a physician it is worth pointing out to the Planning Committee that a substantial proportion -- higher than the usual -- of this group of people will have lost their driving licenses for reasons of health and hence be dependent on public transportation.

I trust, Mr. Gaasenbeek, that you will take this as a preliminary statement on the submission and the actual detailed statements will be predicated on the developer's submission of further information.

Yours sincerely,

A. I. Cunningham, M.D., D.P.H.,
D.T.M.H. (London),
Medical Officer of Health.

AIC:js

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

DEPARTMENT OF SOCIAL SERVICES

Mailing Address: P.O. BOX 910, HAMILTON, ONTARIO L8N 3V9

Office: 100 MAIN ST. E. (2ND FLOOR) 526-4333

OPMENT
OCT -5 1977
TO | ACT.
DIR.
PLNG.
SS & R
1 DIR.
2
3

October 3, 1977.

MEMORANDUM

TO: Mr. H.J. Gaasenbeek,
Director of Development, Planning & Development Dept.

FROM: Wm. McMillin Carson,
Commissioner of Social Services

RE: Nursing Home - South of Rymal Road West - File ZA77-61

Attached please find Miss Walsh's comments, of which I approve.

WMC/ja
Att.

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

DEPARTMENT OF SOCIAL SERVICES

Mailing Address: P.O. BOX 910, HAMILTON, ONTARIO L8N 3V9

Office: 100 MAIN ST. E. (2ND FLOOR) 526-4333

M E M O R A N D U M

TO: W. M. Carson

FROM: Norma Walsh

DATE: September 27, 1977

RE: PROPOSED ST. ELIZABETH RETIREMENT VILLAGE COMPLEX

In response to Mr. Gaasenbeek's letter and accompanying information about the above, may I make the following comments:

(1) St. Joseph's Villa are talking about an expansion program of a similar nature; both would be in the western end of the Region; both would likely want government grants as well as public donations. There appears to be no co-ordination of this type of planning. Eileen Jackson says Health Council are not involved in either situation, and even if they are, a lot of work will already have been accomplished by both groups. I have told the Villa about St. Elizabeth's plans; they were not aware of them.

(2) There are no sewers in this area at the moment and there may not be for quite some time. It is also quite isolated from social amenities for proposed ambulatory residents. Unfortunately, I suspect this is land that is owned by the Sisters.

(3) Phase III of the project calls for nursing home beds. Although this development would not take place for a few years, who would determine whether or not there is a need for nursing home beds? If the 250-bed complex planned for Ancaster is built, about which the Sisters probably know nothing, there will likely be no need.

SUMMARY: In situations where the public dollar is to be spent, plans should be co-ordinated and approved; that doesn't seem to be happening.

Ontario

Niagara
Escarpment
Commission

416/945-9235
166 Main Street West
Grimsby, Ontario
L3M 3S

OCT 14 1977
TO STAFF

October 13, 1977

H. J. Gaasenbeek,
Director of Development,
Regional Municipality of Hamilton-Wentworth,
City Hall,
Hamilton, Ontario.

Dear Sir:

Re: Application No. ZA77-61 for a change in zoning from "AA" to permit a Nursing Home, property Located south of Rymal Road West

---

Please note that this is a staff comment only.

1. That development within this area is considered premature due to the lack of hard services in this area.

2. That development of such magnitude in this area at this time would conflict with the Niagara Escarpment Commission's policy of restricting urban development in rural areas.

Yours very truly,

G. Kramer,
Planner.

GK/sv

Ontario

Niagara
Escarpment
Commission

416/945-9235

166 Main Street West
Grimsby, Ontario
L3M 1S3

October 4th, 1977

Re: Application for a change in zoning and
appropriate amendment to Official Plan
Lot 3, Concession 1,
City of Hamilton.

File No. ZA77-61

Map: 30M/4e Grid reference: 885 840 Aerial Photo: L-5 #176

Date received: September 12, 1977

Source: Planning Department, Regional Municipality of Hamilton-Wentworth

Development Control Area: Subject lands are not included.

Proposal: To develop approximately 24 ha (60 acres) located on the south side of Rymal Road (Highway #53), slightly east of Garth Street. The subject parcel is to be developed in three stages as follows:

STAGE I - 40 one-bedroom bungalows
34 two-bedroom bungalows

STAGE II - 100 one-bedroom bungalows
90 two-bedroom bungalows
Recreation Hall - 1000 person capacity
Manager's Office
3 three-bedroom service dwellings
3 two-bed Motel Units

STAGE III - Nursing Home (200 bed capacity)
Convent - 20 persons

It is intended that the proposed site will be kept under the single ownership of the principals.

Consultation: Mr. Kelly, of the Hamilton Wentworth Region Planning and Development Department, in a telephone conversation September 30, 1977, noted the following information:

- The subject proposal is considered premature at this date due mainly to the unavailability of an adequate sanitary sewage system in the area. It was noted that, at this date, an adequate sewage system connection would require a sewage pumping station and a forcemain which involves a very extensive procedure.
- In addition, the implications of development in this area would lead to an impetus for development on surrounding lands which would conflict with the staging of development as outlined in the Hamilton-Wentworth Region Official Plan.
- Further, no apparent considerations have been made for immediate access to cultural

Comments: The subject 60 acre parcel (24 ha) to be developed in three phases, is located in a rural area which is presently unserviced. In order to provide adequate servicing to the said parcel, an extensive program would be involved which would include provisions for sanitary sewer linkage to the existing sewage system, a sewage pumping station, and a forcemain since the proposed Village lies in a drainage area separate from that which will be served by the proposed gravity municipal trunk sewer system. Development in this area would also conflict with the staging of development as outlined in the Hamilton-Wentworth Region's Official Plan.

Further, the development of said lands is in contradiction of the Niagara Escarpment Commission's policy of restricting urban development of this magnitude in rural area.

Conclusion: Please note that this is a staff comment only.

1. That development within this area is considered premature due to the lack of hard services in this area.

2. That development of such magnitude in this area at this time would conflict with the Niagara Escarpment Commission's policy of restricting urban development in rural area

gk

Concur

REFER TO OUR

REF. # ZA-77-61

THE CORPORATION OF THE CITY OF HAMILTON

R. J. DESJARDINS, P. ENG.,
B.SC., M.I.T.E., M.T.P.I.C.
TRAFFIC COMMISSIONER

OFFICE OF
DEPARTMENT OF TRAFFIC
HAMILTON, ONTARIO

PLANNING & DEVELOPMENT

OCT - 3 1978

TO	STAFF	INIT.	INFO.	ACT.
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3				

September 28, 1978

Mr. H. J. Gaasenbeek, M.C.I.P.
Director of Development
Planning and Development Department

Re: ZA 77-61 - Rezoning of lands for the
St. Elizabeth Nursing Home and Community
S/S of Rymal Road

Dear Sir:

In response to your letter of September 18, 1978, regarding the above-noted application, please be advised we have the following preliminary comments:

1. The proposed Garth Street Extension crosses through this property and therefore provision for the road allowance of 120 feet must be made.

2. It is imperative that certain knowledge of the surrounding proposed road system to the north and the east, specifically, in order that traffic signals are properly located. It is difficult to assess the impact without this knowledge.

3. The design of the internal roadway is not acceptable to this Department and a review of this should be done. The intersections in many cases are not designed to facilitate adequately, stop signs, yield signs, etc.

4. Parking should be provided off the street and if possible, in enclosed garages. It would seem logical that protection from severe adverse weather conditions would best be provided for the senior citizens if they were not required to either walk or maneuver wheelchairs onto the street to have access to their vehicles.

5. The garages that are proposed are not satisfactory in that absolutely no visibility is provided, either at the sidewalk or at the roadway proper. This is a very dangerous situation and one that this Department could not support.

....2

6. If parking on the streets is anticipated, the proposed roadway width is unacceptable. A width of at least 28' would be required if parking is to be allowed on one side only. If parking is to be allowed on both sides, a minimum width of 36' is required.

7. In order that these concerns and others are ratified, we would suggest that a meeting be arranged by the Planning Department with the architect and engineer to discuss these matters in detail.

Yours very truly,

R. J. Desjardins, P. Eng.,
Traffic Commissioner

MDM/lsr

DA-78-57
ZA-77-61

W.L. PHILLIPS
B.A.Sc., M.E.I.C., P.ENG.,
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE

YOUR FILE NO. 904-1101Z

ATTENTION OF D. Heintz

YOUR FILE NO. ZA 77-61

THE CORPORATION OF THE CITY OF HAMILTON

DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4

PLANNING & DEVELOPMENT
OCT 16 1978

TO	STAFF	INIT	INFO.	ACT.
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ADMIN				
SS	Ref.			
S. SER				
DRAFT				

12 October 1978

Department of Planning and Development

Att: Mr. J. P. Sakala

Re: ZA 77-61, St. Elizabeth Nursing Home - south side of Rymal Road West

Dear Sir:

In reply to your letter of 18 September 1978, we would advise that we have reviewed the conceptual development plan and would make the following preliminary comments:

1) Official Plan Amendment No. 228 for the City of Hamilton indicates that, ultimately, Garth Street will be extended south of Rymal Road through the subject lands.

2) Sufficient road allowance widening of Rymal Road is required to provide for a 120' road allowance. In this regard, 40' by 40' daylight corners will also be required at the intersection of Rymal Road with Garth Street. All required widenings are to be conveyed to the Region.

3) The following is required with respect to the submitted site plans:

   a) Confirmation from the Conservation Authority that the flood plain lands (not to be built upon) extend only up to the 730 foot contour.

   b) "Proposed" grading elevations on the same base plan with the existing elevations.

   c) A special drawing showing the existing contours and the proposed location of all sanitary and storm sewers and watermains. Internal servicing need not necessarily follow the pattern of the proposed internal (private) roads.

Continued

3) d) Drawings and calculations indicating measures proposed to provide for zero increase in run-off to the water course plus treatment of road crossings of hazard lands.

e) Treatment of the area in the south-west corner of the site where it is proposed to build across the 730 foot contour - including the method of preserving existing surface flow.

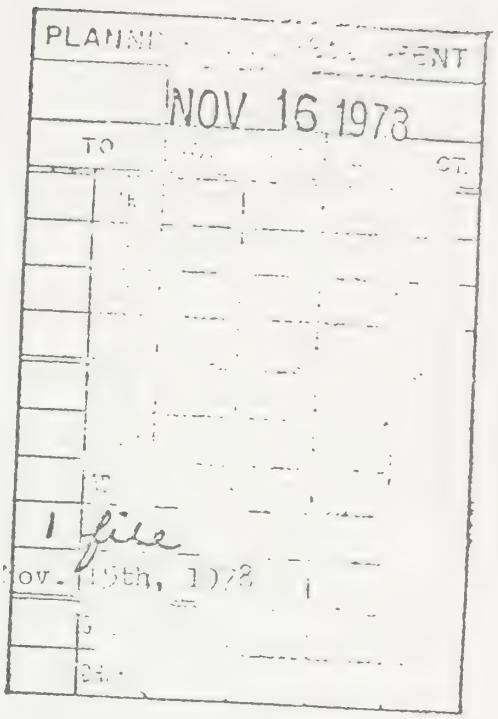
We will be commenting further upon submission of more detailed plans.

Yours very truly,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

DH:jb

ST. ELIZABETH HOME
SOCIETY
307 JOHN ST. SOUTH
HAMILTON – ONTARIO
L8N 2E1
TELEPHONE: 525-6522



ZA77-61

Planning Committee of THE CITY OF HAMILTON
HAMILTON, Ontario

Ladies and gentlemen of the Committee

We have had a very good meeting with Mr. Gaasenbeek and all the other gentlemen, who had commented on our plans. We discussed, among other matters, the commercial part of the development. After we had explained our position on the subject, we feel, our differences narrowed down considerably. The need for the small stores is no longer disputed by the Planning Department. A slight disagreement remains in the matter of the Banquet Hall. Mr. Gaasenbeek has expressed reservations about the size of the Medical-Professional building. We agreed to submit this question to your judgement.
We feel, that Mr. Gaasenbeek may very well prove to be right and indeed we may not be able to rent more than 3 or 4 floors, instead of the planned 5. We still ask you to permit us to build 5 floors since, under any circumstances, we will not build this building until we have a clear picture of how much demand is there for professional office space. At that time we may be able to build only 3 or 4 floors even if we are permitted to build 5. On the other hand, if we have permission to build only 4 storeys we could not build more, regardless of the need.
Let us explain, why we want to build the Banquet Halls.

1. <u>They would provide revenue, that would act as a rent subsidy.</u>
   We do not ask for, or accept subsidy from any level of government. We believe, that a rationally planned project should not be a burden on the community. It should be self-supporting.
2. <u>They would give part-time jobs to many retired people of THE VILLAGE.</u>
   Even a moderate amount of regular work will keep the apathy and despair of old age away, will help retain self-respect and thus prolong life. We do not believe, that at the age of 65 people should be abruptly cut off from work and be compelled to lead a dull, useless existance in old-age ghettos, that are clearly just an ante-chamber for the grave.

cont.

ST. ELIZABETH HOME
SOCIETY
307 JOHN ST. SOUTH
HAMILTON — ONTARIO
L8N 2E1
TELEPHONE: 525-6522

Why this size of banquet halls ? (One for 1033, the other for 500 persons)

There are several banquet halls in the 600 to 800 capacity range in the city. Consequently the demand for that size is likely to reach its natural limit in the not to distant future. Our St. Elizabeth Hall has a capacity of 600. Right now we have a good demand for it. We are booked until the middle of 1990. In the same time we receive several requests and enquiries for a larger hall. If we build a hall for 1000 people we could fully book it for a full year during construction.
The demand for a 500 person hall is much less. Normally we rent our hall for a smaller crowd at a reduced rate. If we could transfer our smaller-capacity booking to a smaller hall on this site, the revenue of the St. Elizabeth Hall would improve. On open days we could organize activities for the villagers in this smaller hall.
Until now we did not advertise the St. Elizabeth Hall. If we ever get into a situation, that we must advertise to rent, the expenses would be divided among the three halls. We would be able to accomodate banquets of practically any size (from 300 to 1033 people)

Why is the Medical-Professional building needed ?

a) It would provide much needed revenue for THE VILLAGE.

b) It would give part time jobs to many retired people.

c) It would supply THE VILLAGE with essential services. Below is a tentative space-use analysis.

Ground floor.	Pharmacy-Drug Store
	Bank
	Dental Technicians'Labs.
	Janitor Service
	Cosmetician
	TV Repairmans'Shop
	Small Boutique - if space available
Second floor.	Management offices
	Dentists
	Chiropractors
	Masseur
Third floor.	General Practitioners (Physicians)
	Specialists
	Medical Lab.
	X-Ray
Fourth floor.	Lawyers
	Accountants
	Other professionals - if space left over
Fifth floor.	Real Estate Agents
	Insurance Agents
	Travel Agents
	Public Stenographer

cont.

ST. ELIZABETH HOME
SOCIETY
307 JOHN ST. SOUTH
HAMILTON – ONTARIO
L8N 2E1
TELEPHONE: 525-6522

If at all possible, we would like to get more than one person of each profession to give people a choice and to avoid creating virtual monopolies.

We are well aware of the fact, that THE VILLAGE alone will not be able to support fully any of these professionals. In the same time we are quite certain, that our Banquet Halls, our Medical-Professional Building and the small stores will not detract from the nearby Commercial Centres, that are contemplated 20 years later. Nor do we believe, that THE VILLAGE can function well without these services for that long. Pressure would inevitably arise for adjoining commercial development, since the need will be clearly and demonstrably there. Let us add here, that most of the shopping centres do not contain banquet halls or medical buildings. This, in spite of the fact, that commercial zoning permits those type of buildings.

The Planning Department kindly called our attention to a significant omission in our site plan. We did not provide adequate parking in the proximity of the Nursing Home and the Church. Our architect is now instructed to correct these errors.

Thank you for your patience and cooperation in the past. May we ask you for your continued help.

God Bless You

Sister Elizabeth

(Sister Elizabeth)

ZA 77-61

G. A. ASAD AND ASSOCIATES ARCHITECT

170 BROCKPORT DRIVE, SUITE 202, REXDALE M9W 5C8, ONTARIO, CANADA

G. A. ASAD B.ARCH. MRAIC AIAP RIBA PMI TEL: (416) 675-2891

J. GASPAR DIPL.ARCH. PMI TEL: (416) 675-2958

F. MANTEGHI M.ARCH TEL: (416) 675-2958

Dec. 5, 1978

The Regional Municipality of Hamilton - Wentworth
Planning and Development Department
City Hall, Hamilton, Ont. L8N 3T4

Att'n: Mr. H. J. Gaasenbeek Director of Development

Re: Development Agreement DA-78-57 for land on the south side of Rymal Road West for St. Elizabeth Retirement Village

Dear Sir

We wish to apply for an official plan amendment, if you find it necessary, to permit the construction of the following commercial, or semi-commercial buildings.

1. BANQUET HALL
Description: One storey plus mezzanine building with a gross floor area of 4100 m2, or 44.132 sq.ft.
It will consist of a Banquet Hall of about 1500 m2, or 16.146 sq.ft. for 1000 persons. This area includes a stage, a dance floor and the seating area with sufficient size to accommodate round tables. Extra space is allowed for wheelchairs.
The Mezzanine will house the village library and reading room, the management of the hall, the village management offices, the librarian's office and the entertainment director.

Required parking for the 1000 person hall:	170 spaces
Mezzanine office area:	15
Total for this building:	185 parking spaces

2. MEDICAL - PROFESSIONAL BUILDING
Description: 4 storey plus basement building with a gross floor area (above basement) of 3.300 m2, or 35.521 sq.ft.
Total rentable area: 2.800 m2, or 30.140 sq.ft.
Anticipated uses:
Ground floor: Rentable area 670 m2.

Pharmacy-drugstore-post office	200 m2
Fruits-vegetables	100
Convenience grocery store-milk store (Mac')	100
Laundry-drycleaner	50
Bank	100
Coin laundry	50
Barber and janitor service	70

Second floor: Rentable area 710 m².	
Orthodontist	50 m2
Real estate and insurance	150
Lawyer	100
Accountant	100
Travel agency	50
Marriage counsellor	50
Optometrist	50
Hearing aid	50
Small boutiques	110

Third floor: Rentable area 710 m2.	
3 general practitioners	300 m2
Heart specialist	100
Geriatrics specialist	100
Gynecologist	100
Oculist	110
Urologists etc.	

Fourth floor: Rentable area 710 m2.	
2 Dentists	200 m2
Dental lab.	100
Medical lab.and X-ray	110
Masseur	50
Chiropractor	100
Reserve	150

Required parking for Medical-Professional bldg.: 100 spaces

Following the last meeting of the Planning Committee on Nov.15. 1972 we met with Sister Elizabeth to reconsider the size of the Banquet Hall and the Medical-Professional Bldg.

We have made the following reductions:

1.BANQUET HALL BUILDING.
Originally contained one hall for 1033 persons,one for 500 and a meeting room for 200 persons.It also had a store area of 250 m2.

We have left only one hall with 1000 persons capacity on the ground floor.The store area is transferred to the Medical Bldg.All of the mezzanine floor is reserved now for non-commercial use.

We feel,that while the elimination of the two smaller halls was a definite revenue loss,it is within tolerable limits.The large hall, even though it may be used by the villagers only a dozen times a year,could not be built and maintained for that purpose alone.In the same time we are sure,that we must build it,if we are to have any social events in which the whole Village and their guest can participat .A few such occassions:Mothers' Day,Fathers' Day,Easter,New Year,Christmas,Thanksgiving,Village meetings.

[illegible]MEDICAL-PROFESSIONAL BUILDING.
[illegible]originally 3 storeys high with a total rentable space of 3500 m².
[illegible]proposal calls for a 4 storey building with a total rentable space of only 2800 m², that includes [illegible] areas transferred from the original Banquet Hall Building.

All of the ground floor and part of the second will be reserved for small stores. The basement remained storage area, as before.

Required parking for Banquet Hall	185 spaces
" " " Nursing Home	225
" " " Medical-Professional Bldg.	100
Total required parking:	510 spaces

We planned on providing only 490 commercial parking spaces because the peak use for each building is at different times. The Medical Bldg ceases all activities by about saturday noon. The peak visiting times for the Nursing Home are saturday and sunday early afternoon. The major use of the Banquet Hall occurs saturdays and sundays after 6 p.m.

We hope this information will be sufficient to process our application. Should you rquire any additional data, please contact us by telephone.

Yours truly

Julian Gasper

(Julian Gasper)

DA 18-37
ZA 77-61

The Niagara Peninsula Conservation Authority

BOX 460, FONTHILL, ONTARIO L0S 1E0

Phone 892-2621

FEB - 6 1979

February 2, 1979

Mr. John Sakala
Planning & Development Department
Regional Municipality of Hamilton-Wentworth
City Hall
HAMILTON, Ontario
L8N 3T4

1
2
XJS

Dear Sir:

RE: St. Elizabeth Retirement Village
(a) Proposed Official Plan Amendment
(b) Proposed Zoning Designations

I received your report on the above subject the other day. The concerns of this Authority regarding the use of the floodplain zone have been included to our satisfaction. I have no further comments on the remaining zoning designations or the official plan amendment.

Yours very truly,

James C. Johnston
Supervisor of Water
Management

JCJ:ms

5. History of Application.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No: ZA-77-61
Kennedy West Neighbourhood

February 6, 1979

REPORT

Subject:

History of Application ZA-77-61 for a change in zoning from "AA" (Agricultural) District to permit a "Retirement Village - Nursing Home" complex.

History:

August 18, 1977 — Application made for rezoning of 60 acres of land on the south side of Rymal Road West.

October 6, 1977 — Report to the Planning and Development Committee:

"In summary, it is considered therefore that notwithstanding the good intentions, this proposal is premature in terms of the availability of urban services and, as such, violates the Official Plan. It represents a serious precedent for unplanned and ad hoc development on the fringe of an urban community which has planned its development on the basis of the orderly, logical, extension of municipal services. In addition, the potential isolation of residents of the complex from the social and physical amenities of the urban core may be undesirable. Therefore, the application should be denied."

October 12, 1977 — Meeting of the Planning and Development Committee (Public)

- decision to defer the application to allow the applicant to review the reports submitted by various Departments and Agencies on the project and for the submission of any further proposals.

December 28, 1977 — Report

- recommendation to deny as outlined in the summary of the Report of October 6, 1977.

January 11, 1978 — Meeting

- decision to approve the project in principle, subject to approval by the Region of the proposal for servicing the project, approval of the required amendment to the Official Plan and the submission and approval of detailed zoning and development plans.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No: ZA-77-61
Kennedy West Neighbourhood

February 6, 1979

REPORT

Subject:

History of Application ZA-77-61 for a change in zoning from "AA" (Agricultural) District to permit a "Retirement Village - Nursing Home" complex.

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- recommendation to deny as outlined in the summary of the Report of October 6, 1977.

January 11, 1978 — Meeting

- decision to approve the project in principle, subject to approval by the Region of the proposal for servicing the project, approval of the required amendment to the Official Plan and the submission and approval of detailed zoning and development plans.

January 31, 1978

Council approved the proposal to permit a Retirement Village - Nursing Home subject to the following:

(a) amendment to the Official Plan with respect to the staging of development

(b) approval by the Region for the proposed provision of sewer services for the project

(c) the submission and approval of detailed plans on the basis of which further resolutions be adopted to provide for specific zoning standards to be applied.

April 24, 1978

Regional Engineering Services approved sewage connections. Subsequently, approved by Regional Council.

May 31, 1978

Report

- As a result of the approval of Council on January 31, 1978, it is necessary to circularize the application in connection with an amendment to the Official Plan.
- The recommendation of the Department was "that since the proposal is premature and represents a significant deviation from the basic intent of the Official Plan for the City of Hamilton, it should be denied."

June 14, 1978

Meeting (Public)

- application tabled since applicant did not appear.

August 16, 1978

Meeting

- It had been discovered that there was an error in the survey of the lands and the application is for 74 acres of land shifted slightly westward of those originally shown.
- The Committee approved the corrected area and location of the site of the proposed St. Elizabeth Retirement Village - Nursing Home complex.

September 20, 1978, amended September 27, 1978

Report

- Further to the approvals by the City and Region, it is now necessary to circulate the application in connection with the amendment to the Official Plan in removing the lands from a "Stage 3" development area to a "Stage 2" development area.
- "Staff are still opposed to the principle of this Official Plan amendment. However, should Planning Committee and Council still wish to proceed with the amendment, then it is recommended that it be

approved, but not forwarded to the Ministry of Housing until such time as Planning Committee has had an opportunity to review the details of the development plan and decide on the necessary rezoning of the property."

September 27, 1978 — Meeting of the Planning and Development Committee (Public)

- The Committee approved the proposed change in the staging of the development and that this be submitted to City Council along with any other amendments to the Official Plan which might be approved when the development plans are submitted to the Committee.

November 9, 1978 — Report

(a) Progress report on the conceptual development plans

(b) Changes required in addition to the Official Plan amendment proposed in the change of stages of development

- Further submitted conceptual development plans were reviewed by the various Departments and comments were discussed with the applicant. Two major concerns revealed by the concept plan was that the Garth Street extension was not included in the design, and the size of the commercial proposal was far in excess of that permitted under a residential Official Plan designation.

- The Department recommended that the Garth Street extension be included in the design and that the commercial development not be permitted to be over 2 acres in size and that the originally approved amendment to the Official Plan proceed without any additional amendments.

November 15, 1978 — Meeting of the Planning and Development Committee

- The Committee decided to table the application to permit the applicants to submit revised plans which would take into account the views expressed by the Committee.

December 7, 1978 — Report

- Revised plans had been submitted to include the Garth Street Extension and a slightly reduced commercial area. However, the Department, still remaining opposed to any further amendment to the Official Plan for a major commercial development as proposed, recommended that the amendment related to staging be directed to proceed without any additional amendments.

December 15, 1978 — Meeting

- "After some discussion, with respect to the pros and cons of the project, it was concluded that a new public hearing would be required in view of proposed commercial development in the project, and that the application be circularized."

January 25, 1979 — Report

- The Department's recommendation remained opposed to the additional commercial development and that the originally approved change in stages of development in the Official Plan proceed without any additional amendments.
- The same report detailed some zoning designations to permit the development.

January 31, 1979 — Meeting (Public)

- The Committee discussed the development in general and concluded to table the application in order to permit further review and requested staff to prepare a report for members of the Committee outlining the history of the application.

Attachments

For further detailed information, the attached are reports of the Planning and Development Department and Minutes of the Planning and Development Committee in order as they appear in the "History".

JPS/dt

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

6 October 1977

File No. ZA 77-61
Kennedy West Neighbourhood
Item No. 5e

REPORT

Subject

Appliction No. ZA-77-61 for a change in zoning from "AA" (Agricultural) District to permit a "Retirement Village-Nursing Home" complex.

Applicant

St. Elizabeth Nursing Home.

Location

The application involves a sixty acre "L" shaped parcel on the south side of Rymal Road which extends to the southerly limits of the City. The property is identified as municipal address No. 361 Rymal Road West and lies between West 5th Street and the Garth Street extension.

Description of the Lands

The application involves an "L" shaped block of land totalling about 60 acres. The property has 1054 feet of frontage and a depth of 1944.96 feet. The parcel is bounded on the south by the City of Hamilton limits as defined by a Trans-Canada pipeline and major east-west Hydro Towerline.

Surrounding Land Uses

The lands in this area are sparsely populated with very large lot strip estate residential/hobby farm development lining the north side of Rymal Road West.

Lands surrounding the site are essentially open farmlands except for several strip-developed small-lot dwellings closely aligned along the south side of Rymal Road to Upper Paradise Road. Lands much further to the east along Rymal Road West are strip-developed large-lot residential with commercial enterprises, and the Kennedy East neighbourhood centred around the intersection of Upper James and Rymal Road (Ryckman's Corner) over 1/2 a mile away.

Proposal

The applicant intends to develop the lands as a "Retirement Village - Nursing Home" complex under a single ownership in three phases: (see attached sketch)

Stage 1 - approximately in 1978:

40 one-bedroom bungalows
34 two-bedroom bungalows

Cost: $1,800,000

Stage 2 - approximately 1980-82

100 one-bedroom bungalows
90 two-bedroom bungalows

Cafeteria, club house, banquet hall, manager's office, three service dwellings, 3 motel units for residential guests, 14,000 square feet "store" area, outdoor recreational facilities, tennis, putting green, shuffleboard, picnic areas, barbecues, etc.

Cost: $6,900,000

Stage 3 - approximately 1984-85

200 bed nursing home
Convent for 20 nuns

Cost: $4,200,000

Total population expected for 3 stages: 1,208 persons.

Official Plan

The lands are designated "Residential" and are entirely within 'Stage 3' of the staging of Development Plan. Official Plan Amendment 228 indicates that Stage III lands cannot be serviced by the extension of existing services, nor by the Red Hill Creek Trunk Sanitary Sewer, and that ultimately servicing must occur by strategically placed pumping stations to lift the sewage into the Stage II sewerage system.

Regional Engineering indicates that comprehensive servicing schemes for this system are at least twenty years away. Therefore, the proposal is not in conformance with the Official Plan for the area.

Zoning

The subject lands as well as the large majority of lands to the north, west and south of site, are zoned "AA" (Agricultural).

Comments

The proposal to develop 264 senior citizen "retirement" detached dwelling units, a 200 bed nursing home with various attendant facilities is certainly an imaginative, ambitious and undoubtedly worthwhile undertaking in an appropriate location.

However, the magnitude of the project and its ultimate impact on the area in terms of its demand for both hard and soft services will be significant.

Regional Engineering has indicated that the drainage area in which the property is situated will ultimately be served by the Red Hill Creek trunk sewer system, but this is not anticipated for at least 20 years. Water is available to the site from a 16 inch diameter main on Rymal Road West.

Consultants for the applicants calculate the existing terminus of the Red Hill Trunk at Upper Sherman, north of Stone Church Road, to be some 19,000 feet from the easterly limits of the site. Planned extensions in 1978 or 1979 to the trunk at Upper Wentworth and Stone Church Road would still leave it some 14,500 feet from the site. Cost estimates for the project to hook into the trunk, even for the lesser distance, approach one-half million dollars.

As an alternative the consultants suggest another force main to pump into the existing ten inch sanitary sewer on Garth Street south of Stone Church Road, some 2,800 feet from the site. However, the quantity of sewage presently generated by existing development and that proposed to be served by the pipe, has not been determined by the consultants. Thus, the proposal may preclude development in those areas intended to be served by the Garth sewer. As a solution, the consultants suggest equalization facilities be installed at their pumping station to direct pumping at off-peak hours.

Alternately, the installation of private sewage disposal systems in the form of aerobic or septic tanks have been suggested, but due to the nature of the soil structure, fill would be required for effective operation. Based upon available data and replies received from circulation thereof to the Medical Officer of Health and the Ministry of the Environment, there is some question as to the feasibility and indeed the desirability of private services which, for such large developments, are "notoriously prone to fail and become a pressure point on the nerve of the municipality".

The Hamilton Region Conservation Authority has indicated that large portions of the site may be within an extensive floodplain of the Twenty-Mile Creek. No buildings or structures would be permitted within the floodplain, the extent of which would have to be determined by the developer. Consequently much of the development proposed may be precluded by floodplain delineation and subsequent regulations and rezoning for an Open Space designation.

Nevertheless, it is the Department's view that notwithstanding the technical possibilities of private disposal systems, the municipality should not be encouragin development - particularly of the magnitude of that proposed - on private services. Such development in a designated urban area with a planned urban service program should only occur on the basis of the orderly extension of sanitary and storm sewer services.

In this regard, the municipality should not, through the approval of this applicatio encourage "leap-frogged" scattered growth to occur in the rural fringes of its jurisdiction, particularly where such development seriously contradicts the planned development and servicing pattern as established in its Official Plan (Amendment 228).

The proposal to extend a force main to the Garth Street sewer and to the Red Hill Creek trunk sewer represents critical breaches of Official Plan policy, and, in the case of the Garth sewer, may disrupt and even preclude the planned development intended to be served by the existing Garth pipe. Spontaneous and ad hoc developments, regardless of their merits, are clearly not in the interests of the municipality and should not be permitted.

From a planning viewpoint, the provision of facilities on the fringe of an urban environment, which isolate the elderly and infirm from the social and other amenities provided nearer the core, is questionable and, perhaps, undesirable. This viewpoint is shared by the Regional Department of Social Services and the Medical Officer of Health. In addition, in view of the planned provision of a 250 bed complex in Ancaster, the Social Services Department question the need for this additional facility.

In comments to the Region on another matter preparatory to participation in the Region"s Official Plan, the Hamilton-Wentworth District Health Council has noted that:

> "regardless of any decision which Council may make on the issue of the need for more long term care facilities, approval and license to operate a Nursing Home anywhere in Ontario is necessary through the Ministry of Health. The number of licensed beds in any given area is strictly controlled according to Ministerial formulae. At present the Ministry of Health has frozen any expansion or increase in nursing home beds in the Province. This is due not only to financial constraints, but also to the desire to determine the future direction of this type of care and its inter-relationship with other services."

In summary, it is considered therefore that notwithstanding the good intentions, this proposal is premature in terms of the availability of urban services and, as such, violates the Official Plan. It represents a serious precedent for unplanned and ad hoc development on the fringe of an urban community which has planned its development on the basis of the orderly, logical, extension of municipal services. In addition, the potential isolation of residents of the complex from the social and physical amenities of the urban core may be undesirable. Therefore, the application should be denied.

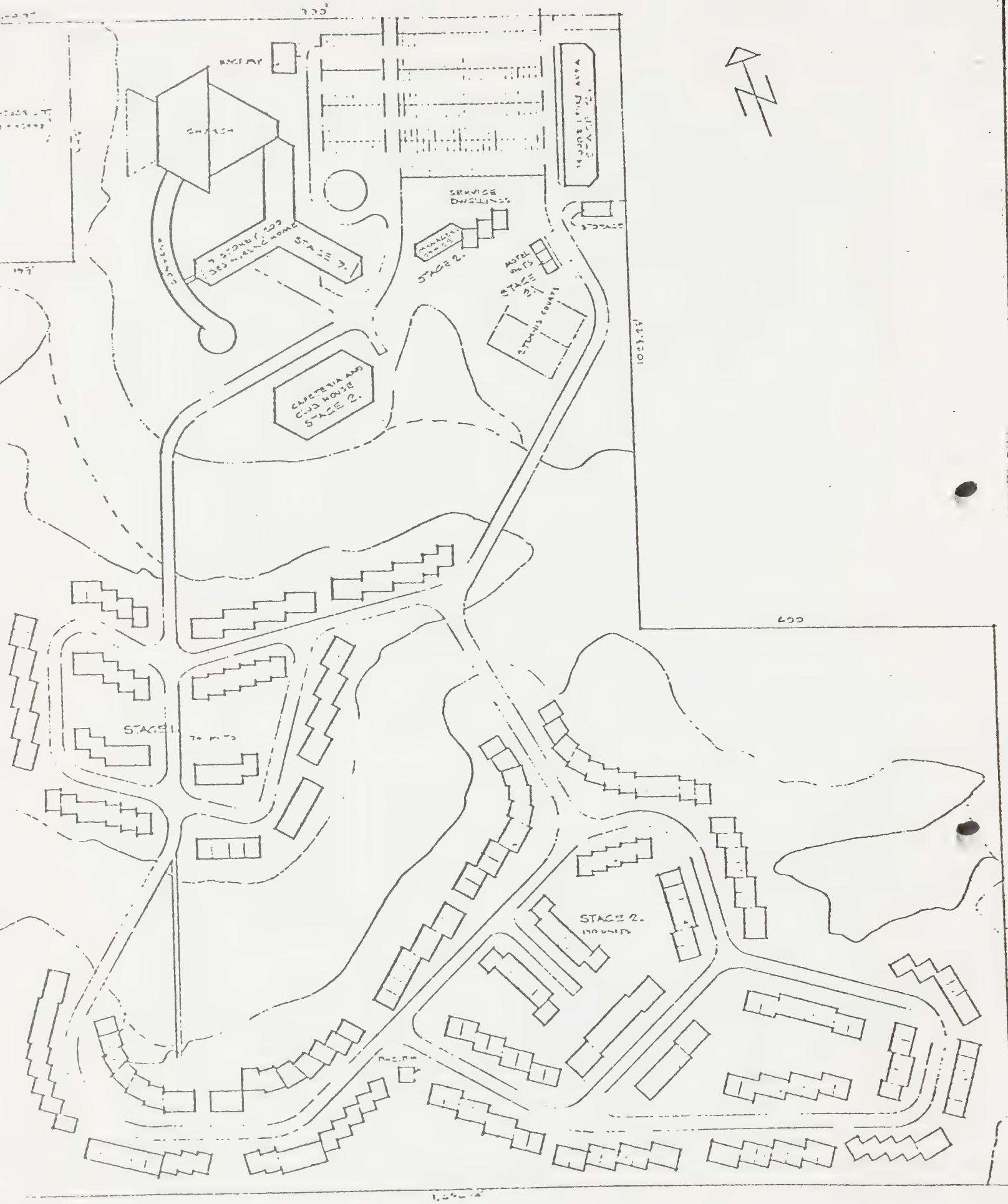
Recommendation

It is recommended that application ZA-77-61 requesting a change in zoning from "AA" (Agriculture) to permit "Retirement Village - Nursing Home" complex on 60 acres of land be denied.

kdk:p

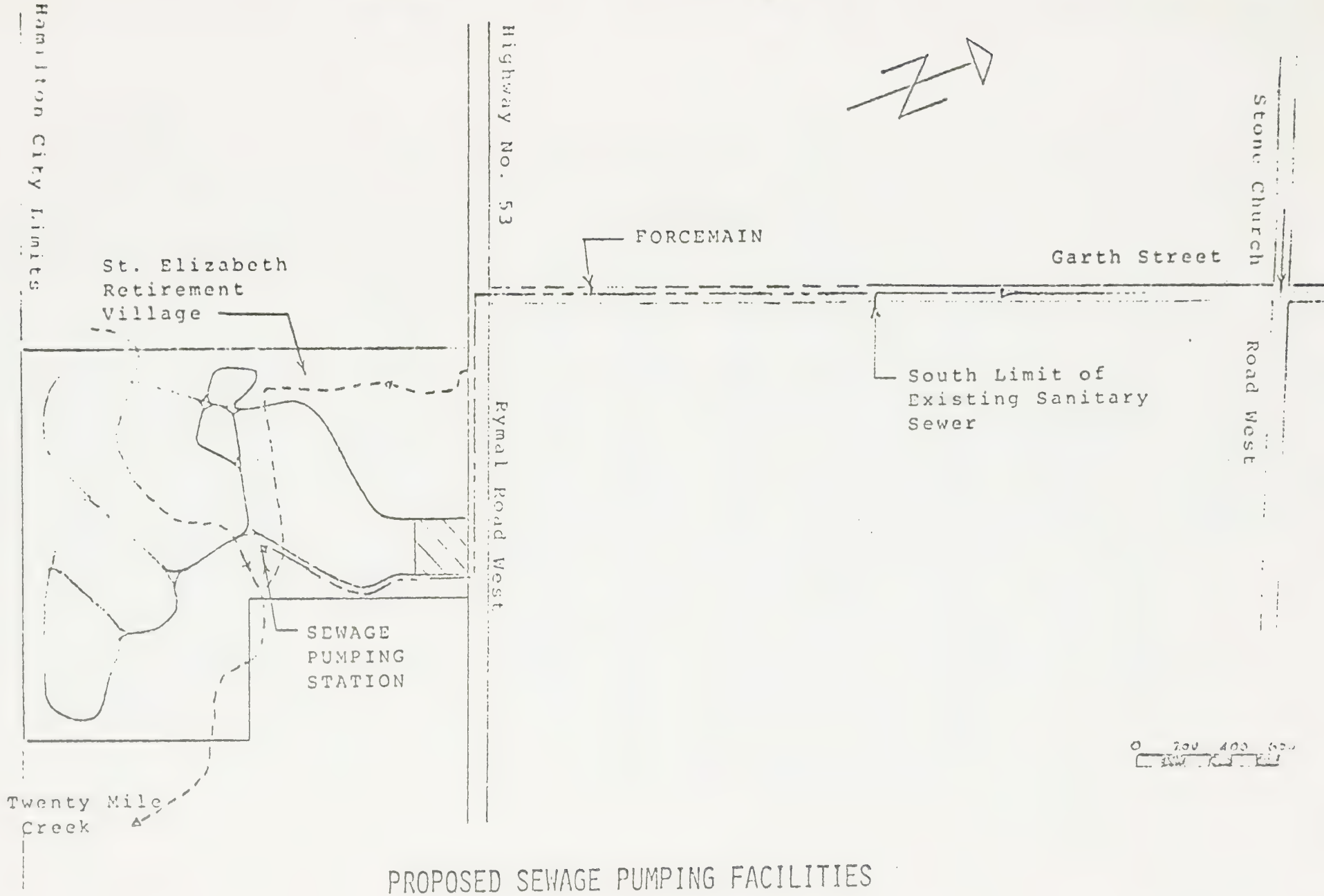

LAKE ONTARIO
HAMILTON HARBOUR
WATERDOWN
DUNDAS
HAMILTON
STONEY CREEK
GLANBROOK
SITE OF PROPOSED
ST. ELIZABETH
RETIREMENT VILLAGE

FIGURE 1



CONCEPTUAL PLAN OF ST. ELIZABETH RETIREMENT VILLAGE

FIGURE 2



PROPOSED SEWAGE PUMPING FACILITIES

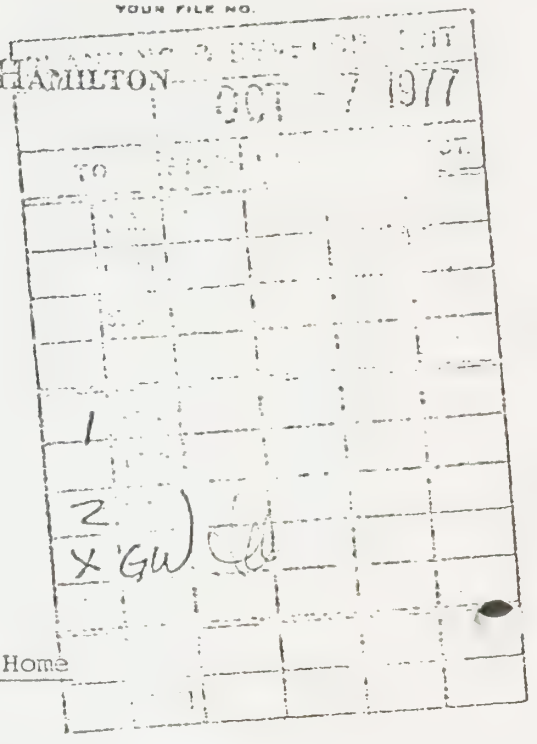
FIGURE 3

ZA 77-61

W.L. PHILLIPS
B.A.Sc., M.E.I.C., P.ENG.
CITY ENGINEER
AND
CO-ORDINATOR
LLOYD D. JACKSON SQUARE

904-1100 Z
REFER TO FILE NO. 904-1101 Z
ATTENTION OF D. Heintz
YOUR FILE NO.

THE CORPORATION OF THE CITY OF HAMILTON
DEPARTMENT OF ENGINEERING
CITY HALL, HAMILTON
L8N 3T4



6 October 1977

Department of Planning and Development

Att: Mr. H. J. Gaasenbeek, M.C.I.P.

Re: Zoning Application ZA 77-61 -
Rymal Road - St. Elizabeth Nursing Home

Dear Sir:

We wish to comment as follows on the above application, as submitted with your letter of 19 August 1977:

1. Widening of Rymal Road West is required to be conveyed to the Region--to provide for the future 120' road allowance. This widening varies from 17' to 27'.

2) We note, for your information, that the application contains two separate 'L' shaped parcels--with the closest distance between being 225 feet. This could cause some problems in internal driveways and servicing.

3) We would not recommend approval of this application because any approval of zoning in this area could set a precedent--that is--this area will be without sanitary and storm sewer services for 20 years or more. Should this application be approved, it will be difficult to refuse further zoning changes in the unserviced areas of the City. This could be especially difficult in the area of West 5th and Stone Church Road West, where severe problems presently exist.

4) Should the Committee approve of this application, the following would be required:

a) The road widenings as noted in Item 1 above.

Continued.....

4) b) Development control on the subject lands.

c) Plan of Subdivision and Subdivision Agreement, if public road allowances are to be created on the above lands.

d) Storm Sewers to convey surface drainage to sufficient outlet providing that only equivalent agricultural flow is allowed to enter the existing drainage facilities and proper protection of stream banks and downstream facilities is provided--all to the satisfaction of the City Engineer.

Yours very truly,

City Engineer and
Co-ordinator, Lloyd D. Jackson Square.

DH:jb

ZA77-61

5. Zoning Application 77-61, St. Elizabeth Nursing Home, owner, requesting a change in zoning from "AA" to permit a "Retirement Village - Nursing Home" complex for property south of Rymal Road West.
(File #ZA77-61 Map 64 Kennedy West)

The Committee was advised of the application for a change in zoning from "AA" (Agricultural) District to an appropriate zoning to allow a 60-acre area of land on the south side of Rymal Road West to be developed as a Retirement Village and Nursing Home. A consulting engineer's report had been submitted along with the application with respect to the provision of services for the project.

A report of the Planning Department dated October 6, 1977 was received which included the following comments:

"In summary, it is considered therefore that notwithstanding the good intentions, this proposal is premature in terms of the availability of urban services and, as such, violates the Official Plan. It represents a serious precedent for unplanned and ad hoc development on the fringe of an urban community which has planned its development on the basis of the orderly, logical, extension of municipal services. In addition, the potential isolation of residents of the complex from the social and physical amenities of the urban core may be undesirable. Therefore, the application should be denied."

Sister Elizabeth Manherz addressed the Committee on the project.

In discussion, Alderman MacDonald submitted that a development project of the size proposed in an area where services will not be available for many years was premature and could only result in heavy expense for the municipality. He suggested, however, that a small project might be considered. Alderman McCulloch suggested that the applicant should be given an opportunity to discuss with all of the departments concern the objections raised.

After further consideration, in which the Committee agreed with this suggestion, it was moved by Alderman McCulloch and seconded by Alderman MacDonald that the application be deferred to allow the applicant to review the reports submitted by the various departments and agencies on the project and for the submission of any further proposals. Carried 6-0.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

December 28, 1977.

Item No. ..11.....

ADDENDUM

Re: Zoning Application 77-61, St. Elizabeth Nursing Home (owner), Requesting a change in zoning from "AA" to permit a "Retirement Village - Nursing Home" complex for property south of Rymal Road West. (File No. ZA77-61 Map 64 Kennedy West)

On October 12th, 1977, the Planning and Development Committee of the City of Hamilton considered the above noted application.

Sister Elizabeth Manherz addressed the Committee and outlined the various aspects of the project. In discussion, Alderman MacDonald submitted that a development project of this size proposed in an area where services will not be available for some years was premature and could only result in heavy expense for the Municipality.

In view of the number of objections raised by many of the departments circulated in the matter it was moved by Alderman McCulloch and seconded by Alderman MacDonald that the application be deferred to allow the applicant to review the reports submitted by the various departments and agencies and for the submission of any further proposals.

On Monday, December 12, 1977, staff of the Regional Planning and Engineering Departments met with Sister Elizabeth Manherz and her technical personnel to discuss Regional Planning and Engineering comments regarding the proposal. Alderman McCulloch also attended the meeting. While it was generally agreed that technically it may be possible to design and engineer sewage disposal facilities to serve the site as well as accommodate current and future storm water runoff, (a fact acknowledged in our previous report), Regional Planning and Engineering staff were still of the opinion that the proposal should not proceed. In our view, the arguments against the proposal which were advanced in our first report on the matter, remain valid.

Staff recognize that the proposal is indeed unique and quite possibly a very necessary and desirable social service. However, they also consider that there are many other areas within the City where large acreages and municipal water, sanitary sewer, and storm sewer facilities would be available. While additional costs in terms of increased land values would likely be incurred by the development locating closer to existing city services, staff consider that by allowing this "leap frogging" of development in currently unserviced areas, the cost to the municipality and the region in the long run, would be considerable.

In addition, approval of this project would represent a very critical breach of the Official Plan and would establish a serious precedent for unplanned and ad hoc development on the fringe of the community. The principle of this development is not much different from that of a large subdivision of townhouses, single family dwellings and apartment buildings which would demand municipal services. If this development is approved it would set the stage for other development applications in unserviced areas with accompanying pressures to amend the Official Plan, a document which has been very carefully organized on the basis of the orderly, logical, extension of municipal services. Financial costs to the Municipality and to the Region to provide both hard and soft services to these developments will be enormous.

More importantly however, the credibility of a carefully-prepared and well-organized Official Plan will be seriously undermined. It may possibly lead to a rash of speculative land activity at the fringe of the city to the detriment of Hamilton Citizens and their neighbours in adjacent municipalities, which are likely to feel a "spillover" effect therefrom.

Recommendation

It is recommended therefore that since this proposal is premature and represents a significant violation of the Official Plan for the City of Hamilton, it should be denied.

KK/eac

MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING

HELD Wednesday, January 11, 1978 at 3:00 p.m.

ZA77-61

11. Zoning Application 77-61, St. Elizabeth Nursing Home, owner, requesting a change in zoning from "AA" to permit a "Retirement Village-Nursing Home" complex for land south of Rymal Road West.

The Committee further reviewed the application for a change in zoning from "AA" (Agricultural) District to permit a 60-acre area of land on the south side of Rymal Road West between Garth and West 5th Streets to be developed as a Retirement Village-Nursing Home. A consulting engineer's report had been submitted along with the application and providing the basis on which sewer servicing could be provided for the development by use of a pumping station and forcemain. It was noted that the application had been tabled at the meeting held on October 12, 1977 to permit the applicant to review the reports submitted by the various departments and agencies on the project, and for the submission of further proposals.

The architect and engineer representing the applicant both addressed the Committee with respect to the project on the basis of prepared submissions to the effect that the project could be properly serviced and would not present any problems to the City.

Sister Elizabeth Manherz also addressed the Committee in regard to the need for the facility for elderly persons.

A further staff report dated December 28, 1977 was received recommending that the proposed development would be premature in the absence of municipal services and that it would represent a significant violation of the Official Plan.

Mr. Kelly representing the Planning Department made a presentation in opposition to the proposed development for the reason set out in the staff report.

Mr. Heintz of the City Engineering Department while supporting the position of the Planning Department agreed that there was no technical reason from the standpoint of City Engineering to prevent the project.

Mr. Brenner of the Regional Engineering Department advised that water services are available and agreed that sewer services could be established along with a pumping station and forcemain to the existing sewer system. He stated, however that this arrangement would require the approval of the Regional Council and that his Department would advise against the project in view of the risk involved of over-capacity for the existing sewer system. In this regard, the consulting engineer representing the applicant, stated that provision would be made to hold back flow during peak periods, so that peak flows from the municipal sewer system would not be increased by this project.

In discussion, Alderman Lombardo questioned the submission made by the Planning Department that credibility of the Official Plan would be undermined by approving the project, and pointed out that the Official Plan has been amended more than 300 times and could be amended again. He suggested that the proposed facility for elderly persons was badly needed and that it would be a desirable project if properly designed and serviced. He suggested that the necessary amendments to the Official Plan and Zoning By-law should therefore be approved to permit the project.

Controller Stout agreed that the project should be permitted if the necessary servicing could be provided. He noted that the proposed use was in conformity with the Official Plan and that only the staging of the development was considered objectionable by the Planning staff. He suggested that this was not a valid reason to hold back a project of this kind, and he was therefore also in favour of the proposed development, on the basis of the submission and approval of detailed plans.

Alderman Merling acknowledged that it would be a good project, but stated that he was in a difficult position because of previous actions of the City in rejecting applications because of the absence of municipal services, and the necessity for retaining a consistent position. He stated that he would be in favour of the project provided the matter of servicing could be approved by the Region beforehand.

Alderman MacDonald acknowledged that it would be a good project, but that as Alderman for the Ward he had a responsibility with respect to the effect of the development on the area. He stated that there was already pressure to permit development in the unserviced area, and that this would be increased if the present project were permitted to proceed.

Alderman Carson stated that while he was in favour of the project, it would be necessary to take into account the implications with respect to future development of the area and suggested that perhaps the phasing of development as set out in the Official Plan should be reviewed.

Alderman McCulloch in expressing his support for the application, suggested that there were some important principles involved. While there was apparent conflict with the Official Plan, it was necessary to deal with the project on the basis of its merits and, if necessary, recommend an appropriate amendment to the Official Plan. He suggested that the project would provide a highly important service to the community and must be carefully considered. He suggested that it was obviously impracticable to request the project to be established in an existing serviced area in view of the high land cost. He suggested that having a project separated from existing development was not unique and that villages were already established throughout the Region. He pointed out that the servicing proposal for the project must have approval of the Regional Council, but the City could give its approval to the project in principle and on the basis that final plans will be worked out and approved if the servicing is approved. He also suggested that approving this public spirited project would not in any way, compromise the City's position in dealing with requests by private commercial interests to allow development in the unserviced areas.

After further consideration, in which it was the majority view of the Committee that the proposed development should be facilitated, it was moved by Alderman Lombardo and seconded by Controller Stout that the project be approved in principle, subject to approval by the Region of the proposal for servicing the project, approval of the required amendment to the Official Plan and the submission and approval of detailed zoning and development plans.

2nd Report of the Planning and Development Committee

To Council Tuesday, January 31, 1978.

ZA 77-61

1. That approval be given to Zoning Application 77-61, St. Elizabeth Nursing Home, owner, to establish a change in zoning from "AA" (Agricultural) District to permit a Retirement Village-Nursing Home to be established on lands on the south side of Rymal Road West between Garth and West 5th Streets as shown on the plan at Appendix "A" attached, on the following basis:

i) That an amendment to the Official Plan with respect to the staging of development be initiated.

ii) That the Regional Municipality of Hamilton-Wentworth approve the proposed provision of sewer services for the project.

iii) The submission and approval of detailed plans on the basis of which a further resolution be adopted to provide for specific zoning standards to be applied.

Explanatory Note

This is a proposal of the principals of St. Elizabeth Nursing Home to establish a Retirement Village-Nursing Home on 60 acres of land located on the south side of Rymal Road West in the area between Garth and West 5th Streets. The concept of the proposed development to be constructed in three stages is as follows:

Stage I	40 one-bedroom bungalows 34 two-bedroom bungalows
Stage II	100 one-bedroom bungalows 90 two-bedroom bungalows Recreation Hall - 1,000 person capacity Manager's office 3 three-bedroom service dwellings 3 two-bed motel units
Stage III	Nursing Home - 200 bed capacity Convent - 20 persons

Municipal piped water services are available to the project but no sanitary or storm sewers. It is proposed that sanitary sewers will be installed together with a pumping station and forcemain to the existing municipal sewer system.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

31 May 1978

File No. ZA-77-61
Kennedy West Neighbourhood
Item No. 2e

SECOND REPORT

SUBJECT

Application ZA-77-61 for a change in zoning from "AA" to permit a "Retirement Village Nursing Home" complex on property located at No. 361 Rymal Road West.

PROPOSAL

The applicant intends to establish a "Retirement Village Nursing Home" complex under a single ownership which is to be developed in three stages, which are as follows:

Stage 1 - approximately in 1978:

40 one-bedroom bungalows
34 two-bedroom bungalows

Cost: $1,800,000

Stage 2 - approximately 1980-82

100 one-bedroom bungalows
90 two-bedroom bungalows

Cafeteria, club house, banquet hall, manager's office, three service dwellings, 3 motel units for residential guests, 14,000 square feet "store" area, outdoor recreational facilities, tennis, putting green, shuffleboard, picnic areas, barbecues, etc.

Cost: $6,900,000

Stage 3 - approximately 1984-85

200 bed nursing home
Convent for 20 nuns

Cost: $4,200,000

Total popultion expected for 3 stages: 1,208 persons.

However, detailed development plans for the project (which to date have not been submitted), must be provided in order to determine the appropriate zoning.

Background

The Planning and Development Committee considered the application at its meeting held on January 11, 1978 at which time it was approved in principle, subject to the following:

1) receiving the approval of the Region with regard to servicing the project,

2) approving of an Official Plan Amendment,

3) submission of detailed development plans in order to establish appropriate zoning.

On January 31, 1978, City Council adopted the recommendation of the Planning and Development Committee.

Comment

As a result of the aforementioned approval, it is now necessary to circularize the application in connection with an amendment to the Official Plan.

Conclusion

Staff recognize that the proposal is indeed unique and, quite possibly, a very necessary and desirable social service. However, they also consider that there are many other areas within the City where large acreages and municipal water, sanitary sewer and storm sewer facilities would be available. While additional costs in terms of increased land values would likely be incurred by the development locating closer to existing city services, staff consider that by allowing this "leap frogg of development in currently unserviced areas, the cost to the municipality and the Region, in the long run, would be considerable.

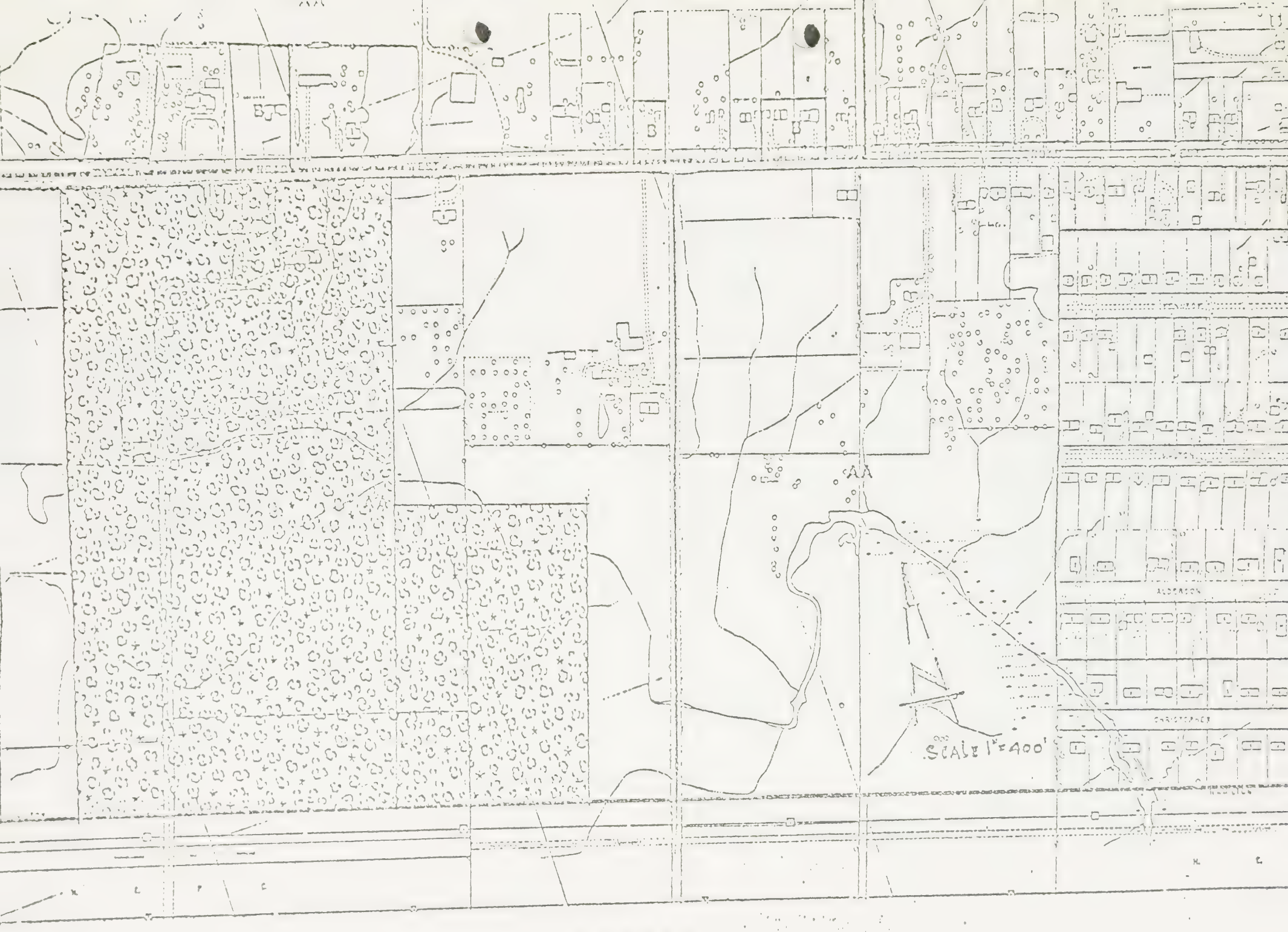
In addition, approval of this project would represent a very critical breach of the basic intent of the Official Plan and would establish a serious precedent for unplanned and ad hoc development on the fringe of the community. The principle of this development is not much different from that of a large subdivision of townhous single family dwellings and apartment buildings which would demand municipal servic If this development is approved it would set the stage for other development applications in unserviced areas with accompanying pressures to futher amend the Official Plan, a document which has been carefully organized on the basis of the orderly, logical, extension of municipal services. Financial costs to the Municip and to the Region to provide both hard and soft services to these development will be enormous.

More importantly, however, the credibility of a carefully-prepared and well-organi Official Plan will be seriously undermined. It may possibly lead to a rash of speculative land activity at the fringe of the city to the detriment of Hamilton citizens and their neighbours in adjacent municipalities, which are likely to feel a "spillover" effect therefrom.

Recommendation

It is recommended therefore that since this proposal is premature and represents a significant deviation from the basic intent of the Official Plan for the City of Hamilton, it should be denied.

Sgaw:p



LEGEND

ZA-77-61

23. Zoning Application 77-61, St. Elizabeth Nursing Home, owner, requesting a change in zoning from "AA" to permit a "Retirement Village-Nursing Home" complex for land south of Rymal Road West.

It was moved by Alderman Merling and seconded by Controller Stout that the corrected area and location of the site of the proposed St. Elizabeth Retirement Village-Nursing Home complex be approved. Carried 7-0.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No.: ZA-77-61

Kennedy West and
Carpenter Neighbourhood

September 20, 1978, as amended on Sept. 27, 1978.

SECOND REPORT

SUBJECT:

Proposed Official Plan Amendment required in connection with a change in zoning from "AA" (Agricultural) District to an appropriate Zoning District to permit a "Retirement Village Nursing Home."

APPLICANT: ST. ELIZABETH NURSING HOME

LOCATION AND DESCRIPTION
OF THE SUBJECT LANDS:

Approximately 74 acres of land on the south side of Rymal Road West, west of West 5th Street.

PROPOSAL:

The applicant intends to establish a "Retirement Village Nursing Home" complex under a single ownership which is to be developed in three stages. The applicant recently submitted a preliminary concept plan of the project which proposes the following:

83 - 1 storey - 1 Bedroom Townhouse Bungalows
221 - 1 storey - 2 Bedroom Townhouse Bungalows
36 - 1 storey - 1 Bedroom Maisonettes
4 - 3 storey - 3 Bedroom Service Dwellings
4 - 1 storey - Motel Units
150 - 6 storey - Nursing Home or Senior Citizens Apts.
1 - 2 storey - Commercial Building containing Banquet Halls and a Store Area
1 - 5 storey - Medical-Professional Office Building
1 - 1 storey - Club House
1 - existing 2-storey Single Family Dwelling
1 - House lot

Total Residential Unit Count - 534 units
Total Population anticipated - 925 persons

Planning and Development Department
City Hall, Hamilton, Ont. L8N 3T4

PRESENT OFFICIAL PLAN STATUS:

Designated "Residential" and entirely with "Stage 3" development area. Proposal therefore does not comply with the intent of Official Plan Amendment No. 228.

ZONING:

The subject lands and the surrounding lands are zoned "AA" (Agricultural) District. An appropriate amendment to the Zoning By-Law is required to accommodate the proposed development.

LAND USE OF THE SURROUNDING AREA:

Sparsely populated, estate residential/hobby farm type development.

BACKGROUND:

The Planning Department report prepared in connection with the rezoning of the subject lands recommended that the application be denied.

At its meeting held on January 11, 1978, the Planning and Development Committee approved the application in principle, subject to the following:

1) receiving the approval of the Region with regard to servicing the project,

2) approving of an Official Plan Amendment,

3) submission of detailed development plans in order to establish the appropriate zoning.

On January 31, 1978, City Council adopted the recommendation of the Planning and Development Committee to approve the application.

On April 24, 1978, the Regional Engineering Services Committee approved a special private drain to service the proposed Retirement Village connecting to the existing sewers on Garth Street at Claudette Cate provided that the owners execute and register a Special Drain Agreement subject to the approval of the Commissioner of Engineering and the Engineering Services Committee to permit a maximum discharge of 4 L/S.

On May 2, 1978, Regional Council adopted the recommendation of the Regional Engineering Committee.

On September 14, 1978, the applicant submitted a preliminary concept plan of the proposed development for review by the various Departments concerned and to determine what zoning to apply to the development.

CONCLUSIONS:

As a result of the aforementioned approvals by the City and the Region, it is now necessary to circularize the application in connection with an amendment to the Official Plan to provide for a Retirement Village and Nursing Home complex.

An amendment to the Official Plan is required to remove the subject lands from a "Stage 3" development area to a "Stage 2" development area. In this regard the Staging and Sewer Service maps (Schedules "E" and "G") contained in Official Plan Amendment 228 will require appropriate changes.

There may be other changes required to the Official Plan, depending upon the nature of the development plan that is accepted by the committee.

The development plan recently submitted by the applicant for the site is being reviewed and a report will shortly be submitted regarding appropriate uses, zoning standards and related development approval matters.

RECOMMENDATION:

Staff are still opposed to the principle of this Official Plan amendment. However, should Planning Committee and Council still wish to proceed with the amendment, then it is recommended that it be approved, but not be forwarded to the Minister of Housing until such time as Planning Committee has had an opportunity to review the details of the development plan and decide on the necessary rezoning of the property.

HG/dt

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No. ZA-77-61
DA-78-57

Kennedy West & Carpenter Neighbourhood
(#84 and 20)

Item No. 8 a & b

November 9, 1978.

THIRD REPORT

SUBJECT

(a) Progress report on the conceptual development plans in relation to the zoning application ZA-77-61 and the application for approval of development plan DA-78-57.

(b) Proposed Official Plan Amendment required in connection with a change in zoning from "AA" (Agricultural) District to an appropriate Zoning District to permit a "Retirement Village and Nursing Home".

APPLICANT

St. Elizabeth Home Society.

LOCATION AND DESCRIPTION OF SUBJECT LANDS

Approximately 74 acres of land on the south side of Rymal Road West, west of West 5th Street.

There exists a two-storey single-family house on the land, with a barn and silos.

PROPOSAL

The applicant intends to establish a "Retirement Village and Nursing Home" complex under a single ownership which is to be developed in a number of stages. The submitted preliminary concept plan proposes a development which includes the following:

84	1-storey - 1 bedroom townhouse bungalows
216	1-storey - 2 bedroom townhouse bungalows
36	1-storey - 1 bedroom maisonette units
36	1-storey - 2 bedroom maisonette units
4	3-storey - 3 bedroom service dwelling
4	1-storey - motel units for visitors
150 bedroom	6-storey - Nursing Home or Senior Citizens Apartment
1	2-storey - commercial building having 250 m^2 (2,691 sq.ft.) of retail area, - banquet hall for 1,033 people, and a hall for 500 people and meeting room for 200 people
1	6-storey - Medical-Professional office building having approximately 3500 m^2 (37,673 sq.ft.) of area,
1	1-storey - club house complex with cafeteria for 184 seats, health club, and indoor and outdoor recreation areas

... 2

1	2-storey	- existing single family dwelling to be used as a manager's house
1		- house lot to be sold separately
1		- chapel for 180 people

Total residential unit count: 530 units
Total population accommodation: 841 people

PRESENT OFFICIAL PLAN STATUS

Designated "Residential" and entirely within "Stage 3" development area. The proposal therefore does not comply with the intent of Official Plan Amendment No. 228.

PRESENT ZONING

"AA" (Agricultural) District

LAND USE OF THE SURROUNDING AREA

Sparsely populated, estate residential/hobby farm type development.

PROGRESS REPORT ON THE CONCEPTUAL DEVELOPMENT PLANS

A detailed review has been made of the preliminary conceptual development plan by the various departments and agencies concerned. On November 7, 1978 a meeting was held with the applicant, their consultants and municipal departments to discuss comments and concerns expressed verbally and by letter,(copies are attached).

Two basic items which were discussed and are part of this report in detail under "Official Plan Amendment Proposal" are the inclusion of the Garth Street Extension and the size and location of the commercial development of the complex.

Other items were of a technical nature and included some of the following:

- flood plain mapping to establish a flood line for development,
- zero increase in runoff,
- service plans indicating proposed sanitary, storm sewers, and watermains,
- storm drainage management design, both on the site and on adjoining properties,
- Properly designed intersections and road patterns to facilitate adequately stop signs, yield signs, etc.
- parking: on street and in structures, commercial parking,
- traffic signals,
- existing vegetation and evaluation,
- fire hydrant water supply and design criteria.
- garbage collection and snow clearance.

Upon finalization of the Garth Street Extension alignment and the commercial facility, the plans are to be redesigned to incorporate the noted concerns and further discussions are to take place in order to establish zoning parameters and development agreement procedures.

OFFICIAL PLAN AMENDMENT PROPOSAL

At its meeting of September 27, 1978, Planning and Development Committee approved an amendment to the Official Plan which would designate the site of the proposed "Retirement Village" complex in the Stage 2 development rather than the present Stage 3 development area so as to facilitate this development, and further decided "that this amendment be submitted to City Council with any other amendments to the Official Plan which might be approved when the development plans are submitted to the Committee".

Further to the review of the conceptual development plans, the plans do not conform to the Official Plan in two additional respects, namely:

a) the exclusion of the Garth Street extension, and,

b) the size of the commercial development.

(A) Garth Street Extension:

Official Plan Amendment #228 indicates Garth Street to be extended southerly from Rymal Road to the City Limits and to be located in line with the existing unopened road allowance to the north of Rymal Road, which would adversely bisect the property.

The Regional Engineering Department has made a recommendation to re-align the extension along the western limit of the property as indicated on the attached plan. The Planning and Development Department considers that an amendment to the Official Plan to re-align the extension is not required since only the one property remains affected. If, however, another alignment is considered which affects other properties, an amendment would be considered necessary.

In discussion with the applicant, the plans will be revised to include an alignment for the extension.

(B) Commercial Development:

The Planning and Development Department is very concerned about the size of the commercial development proposed in the residential area.

The applicant has proposed a commercial development including the following:

- banquet halls for 1,033 and 500 people.
- a meeting room area for 200 people.
- retail space for 250 m^2 (2,691 sq.ft.).
- medical professional offices of 3,500 m^2 (37,673 sq.ft.).
- related parking for 375 cars.

The commercial development is intended to fulfil the needs of the community for convenience, food store, laundry, hairdresser-barber, fruit store, medical and professional offices, etc. It is hoped that these facilities would also provide some employment for those of the village.

The banquet halls and meeting room which would generate additional employment for the villagers, would be rented by those inside and outside of the village. The revenue from the commercial development is hoped to help the carrying costs of the village.

... 4

The Planning and Development Department does not dispute the intent of the development. However, the Department is strongly concerned about the quantity of the commercial facility proposed.

The Official Plan Amendment No. 228 indicates residential areas which are complemented by a neighbourhood commercial use of a maximum size of two acres. These are further complemented by planned "multi-centre" areas, in this area at Upper Paradise/Stone Church and West Fifth/Stone Church intersections. The small neighbourhood commercial areas are intended as an ancillary use to the residences to provide convenience and essential services. The multi-centres would serve a number of neighbourhoods and have more specialized services. Both areas could provide medical and professional offices related to the size of the developments within the designated areas.

The proposed commercial development in addition to convenience retail areas, also provides for a banquet facility for a total of 1,733 people and a 6-storey medical professional office complex.

This facility, due to its size of approximately 7 acres, is no longer a neighbourhood ancillary commercial use, but a major attraction to adjacent neighbourhoods and possibly a city-wide facility. As a banquet comparison, the one proposed banquet hall accommodating about 1,033 people of the total 1,733, would be slightly larger than the original Pavilion 3 hall providing 900 seats. At present, Pavilion 3 has been reduced to provide a hall for 600 people and a separate dining facility.

The proposed medical/professional office complex of 6 storeys may be larger in comparison to the Medical Arts building at James and Young Street.

The Department would therefore be opposed to such a large commercial development which would contradict the intent of a neighbourhood commercial designation and would also conflict with planned multi-centres in the area.

RECOMMENDATION

The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978 to approve the amendment related to the staging, be directed to proceed without any additional amendments.

JD/TRR

ZA-77-61
DA-78-57

8.a) Zoning Application 77-61, St. Elizabeth Home Society, owner, requesting a change in zoning from "AA" to permit a "Retirement Village-Nursing Home" complex on land located south of Rymal Road West in the area west of West 5th Street.
(File #ZA77-61 Map 84 Kennedy West
Map 20 Carpenter)

8.b) Development Application 78-57, St. Elizabeth Home Society, owner, to establish plans and specifications for a "Retirement Village-Nursing Home" complex by Development Agreement on land located south of Rymal Road West, in the area west of West 5th Street.
(File #DA78-57 Map 84 Kennedy West
Map 20 Carpenter)

The Committee reviewed a concept plan for the proposed Retirement-Village Nursing Home to be located on 74 acres of land extending south from Rymal Road West.

A report of the Planning Department dated November 9, 1978 was received together with reports from the City Engineering and Traffic Departments. These indicated that the proposed plan raised two major considerations, namely, the requirement to extend Garth Street southerly through the subject lands; and the proposal to establish commercial uses in the project. The commercial uses would comprise of a motel, a two storey commercial building with a banquet hall, a six storey professional-office building and a club house.

A submission from Sister Elizebeth dated November 15, 1978 was received.

In discussion, Alderman Carson submitted that the proposed development plans went far beyond the scope of what had been approved in principle for a Retirement-Village Nursing Home. The plans now proposed substantial commercial development which was not required for the nursing home project and would be used for the purpose of obtaining additional revenue to support the Nursing Home. He submitted that the commercial development should be scaled down and that the application be tabled for the submission of a revised plan.

Alderman Gray submitted that the whole project was premature, particularly since it would now affect the future and proper extension of Garth Street, which he suggested should not be moved to accommodate the project. Alderman Ford agreed with these views and submitted that a nursing home complex would be too isolated in the location.

After further consideration, it was moved by Alderman Carson and seconded by Alderman Lombardo that the application be tabled to permit the applicants to submit revised plans which would take into account the views expressed by the Committee. Carried 3-2.

THE REGIONAL MUNICIPALITY OF
HAMILTON
WENTWORTH

File No: ZA-77-61
DA-78-57

Kennedy West and Carpenter
Neighbourhood (#84 and #20)

December 7, 1978

Item No: 8.

REPORT

Subject:

Proposed Official Plan Amendment required in connection with a change in zoning from "AA" (Agricultural) District to an appropriate Zoning District to permit a "Retirement Village and Nursing Home".

Applicant:

St. Elizabeth Home Society.

Location and Description of Subject Lands:

Approximately 74 acres of land on the south side of Rymal Road West, west of West 5th Street.

There exists a two-storey single-family house on the land, with a barn and silos.

Present Official Plan Status:

Designated "Residential" and entirely within "Stage 3" development area. The proposal therefore does not comply with the intent of Official Plan Amendment No. 228.

Present Zoning:

"AA" (Agricultural) District.

Land Use of the Surrounding Area:

Sparsely populated, estate residential/hobby farm type development.

Background:

At its meeting of September 27, 1978, the Planning Committee decided to approve the development in principle and to amend the Official Plan to designate these lands as part of "Stage 2" development area instead of the presently designated "Stage 3" development area along with any other amendments to the Official Plan which might be approved when the development plans are submitted to the Committee.

At its meeting of November 17, 1978, the Committee further reviewed the development with respect to incorporating the Garth Street extension and the size of the commercial development proposed. The Committee decided to table the application to permit the applicant to submit revised plans which would take into account the views expressed by the Committee.

Proposal:

The applicant intends to establish a "Retirement Village and Nursing Home" complex under a single ownership which is to be developed in a number of stages. The submitted revised preliminary concept plan proposes a development which includes the following:

80	1-storey - 1 bedroom townhouse bungalows
200	1-storey - 2 bedroom townhouse bungalows
54	1-storey - 1 bedroom maisonette units
18	1-storey - 2 bedroom maisonette units
3	3-storey - 3 bedroom service dwellings
4	1-storey - motel units for visitors
150 bedroom	6-storey - Nursing Home or Senior Citizens Apartment
1	1-storey - total G.F.A. of 44,132 sq. ft. - banquet hall for 1,000 people - library, reading room, offices for management, librarian and entertainment director
1	4-storey - Retail stores/Medical-Professional office building having approximately 35,521 sq. ft. of G.F.A.
1	1-storey - club house complex with cafeteria for 184 seats, health club, and indoor and outdoor recreation areas
1	2-storey - existing single family dwelling to be used as a manager's house
1	chapel - for 180 people

Total residential unit count: 510 units
Total population accommodation: 825 people
Parking spaces: Commercial - 490 cars
Residential open - 324 cars
Garages: 88

Official Plan Amendment Proposal:

Further to the Planning and Development Committee meeting of November 15, 1978, the applicant has submitted a revised site plan and the attached letter describing the proposal.

The Garth Street extension has been incorporated into the development as well as a redesign of the layout of structures and roadways. This has reduced the total number of units from 530 dwelling units to 510 dwelling units.

The commercial development at the north-east section of the proposal has also been substantially reduced. The banquet facility originally proposed for 1800 people and retail space has been reduced to provide a banquet hall for 1000 people with additional facilities for library and management offices. The original 6-storey medical-professional office complex has been reduced to a 4-storey structure but has now included the retail store space originally designated as part of the banquet structure.

The commercial development is intended to fulfill the needs of the community for convenience, food store, laundry, hairdresser-barber, fruit store, medical and professional offices, etc. It is hoped that these facilities would also provide some employment for those of the village.

The banquet hall, which would generate additional employment for the villagers, would be a rental facility and would also be used for village functions. The revenue from the commercial development is hoped to help the carrying costs of the village.

The Planning and Development Department does not dispute the intent of the development. However, the Department remains concerned about the quantity of the commercia facility proposed, particularly the banquet facility.

The Official Plan Amendment No. 228 indicates residential areas which are complemented by a neighbourhood commercial use of a mazimum size of two acres. These are further complemented by planned "multi-centre" areas, in this area at Upper Paradise Stone Church and West Fifth/Stone Church intersections. The small neighbourhood commercial areas are intended as an ancillary use to the residences to provide convenience and essential services. The multi-centres would serve a number of neighbourhoods and have more specialized services. Both areas could provide medical and professional offices related to the size of the developments within the designated areas.

The proposed commercial development provides for a banquet facility for a total of 1000 people and a 4-storey medical-professional office complex, with convenience retail stores on the first floor.

The banquet facility, due to its size, is not a neighbourhood ancillary commercial use, but a major attraction to adjacent neighbourhoods and would be a city-wide facility. As a banquet comparison, the proposed banquet hall accommodating about 1000 people would be slightly larger than the original Pavilion 3 hall providing 900 seats. At present, Pavilion 3 has been reduced to provide a hall for 600 people and a separate dining facility.

The proposed 4-storey retail space-medical-professional offices of a total of about 35,521 square feet of G.F.A. is considered by the Planning and Development Departmen to be compatible with the nature of the development and would not require an Officia Plan amendment if maintained within the two acre limitation.

However, the Department remains opposed to the inclusion of the large banquet facility which would contradict the intent of a neighbourhood commercial designation and would also conflict with the planned multi-centres in the area.

Recommendation:

The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978, to approve the amendment related to the staging, be directed to proceed without any additional amendments.

JPS/dt

8. Zoning Application 77-61, St. Elizabeth Home Society, owner, requesting a change in zoning from "AA" to permit a "Retirement Village-Nursing Home" complex on land south of Rymal Road West in the area west of West 5th Street.
(File #ZA77-61 Map 84 Kennedy West
Map 20 20 Carpenter)

The Committee further reviewed the proposal for a Retirement Village Nursing Home to be located on 74 acres of land on the south side of Rymal Road West. A submission was received from the applicant's consultant, Mr. Gaspar, giving revised details of the projected residential and commercial development comprising the following:

80	1-storey - 1 bedroom townhouse bungalows
200	1-storey - 2 bedroom townhouse bungalows
54	1-storey - 1 bedroom maisonette units
18	1-storey - 2 bedroom maisonette units
3	3-storey - 3 bedroom service dwellings
4	1-storey - motel units for visitors
150 bedroom	6-storey - Nursing Home or Senior Citizens Apartment
1	1-storey - total G.F.A. of 44,132 square feet - banquet hall for 1,000 people - library, reading room, offices for management, librarian and entertainment director
1	4-storey - retail stores/medical-professional office building having approximately 35,521 square feet of G.F.A.
1	1-storey - club house complex with cafeteria for 184 seats, health club, and indoor and outdoor recreation areas
1	2-storey - existing single family dwelling to be used as a manager's house
1	chapel - for 180 people

Total residential unit count: 510 units
Total population accommodation: 825 people
Parking Spaces: Commercial - 490 acres
Residential-open 324 cars
Garages: 88

A report of the Planning Department dated December 7, 1978 was received which included the following comments:

"The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978, to approve the amendment related to the staging, be directed to proceed without any additional amendments."

After some discussion with respect to the pros and cons of the project, it was concluded that a new public hearing would be required in view of proposed commercial development in the project. After further consideration, it was moved by Controller Morrow and seconded by Alderman MacDonald that the revised application be circularized. Carried 8-0.

THE REGIONAL MUNICIPALITY OF HAMILTON WENTWORTH

File Nos. ZA-77-61
DA-78-57

KENNEDY WEST and CARPENTER NEIGHBOURHOOD (#84 and #20)

Item No. 32

January 25, 1979.

REPORT

SUBJECT

(a) Proposed Official Plan Amendment required in connection with a change in zoning from "AA" (Agricultural) District to an appropriate Zoning District to permit a "Retirement Village and Nursing Home".

(b) Proposed zoning designations to permit the proposed development.

APPLICANT

St. Elizabeth Home Society.

LOCATION AND DESCRIPTION OF SUBJECT LANDS:

Approximately 74 acres of land on the south side of Rymal Road West, west of West 5th Street.

There exists a two-storey single-family house on the land, with a barn and silos.

PRESENT OFFICIAL PLAN STATUS:

Designated "Residential" and entirely within "Stage 3" development area. The proposal therefore does not comply with the intent of Official Plan Amendment No. 228.

PRESENT ZONING

"AA" (Agricultural) District.

LAND USE OF THE SURROUNDING AREA

Sparsely populated, estate residential/hobby farm type development.

BACKGROUND

At its meeting of September 27, 1978, the Planning Committee decided to approve the development in principle, and to amend the Official Plan to designate these lands as part of "Stage 2" development area instead of the presently designated "Stage 3" development area along with any other amendments to the Official Plan which might be approved when the development plans are submitted to the Committee.

At its meeting November 17, 1978, the Committee further reviewed the development with respect to incorporating the Garth Street extension and the size of the commercial development proposed. The Committee decided to table the application to permit the applicant to submit revised plans which would take into account the views expressed by the Committee.

1) Some of the lands of the development are considered by the Niagara Peninsula Conservation Authority to be flood plain lands and should not be developed. It is, therefore, intended that these lands, to be defined by a survey plan based on a given elevation for the floor plain level, be designated as "A" (Conservation, open space, park and recreation) District.

2) The proposed nursing home or senior citizens' apartment complex for 150 beds would appear to be best suited in an "E" (Multiple Dwellings, Lodges, Clubs) District which would permit this portion of the development as well as retention of the nearby single-family residence. Access to the commercial development should be permitted through the residential zone.

3) The majority of the site and of the development is comprised of 360 units of townhouses or maisonettes with some grouped communal parking structures and street parking facilities. The "RT-20" (Townhouse-Maisonette) District would permit the proposed residences. However, a modification would be required to incorporate the following provisions:

   (i) That the density of the development be limited to a maximum of 360 units of a combination of townhouses and maisonettes. This total is to be a combination of the units located in areas a, b, c, d, e and f as shown on the proposed site development plan.

   (ii) That parking for the residential development be provided at the ratio of 1.0 parking spaces per unit minimum to be available through garage structures and on-road parking.

   (iii) That a club-house or recreational facility with a cafeteria capacity for a maximum of 200 people be permitted.

   (iv) That the maximum number of townhouse units in one structure be limited to ten (10) maximum.

   (v) That access to the commercial development be permitted through the residential district.

   (vi) That any structure be a minimum distance of 25-feet from the top of a valley bank or the flood plain lands to be established by a survey plan.

(4) The size of the commercial portion of the development is dependent upon the outcome of the proposed Official Plan Amendment. It is considered that the commercial development should be designated as a "G" (Neighbourhood Shopping Centre District with the following provisions:

   (i) That the retail commercial space and office area be limited to a maximum of 36,000 sq.ft. of total gross floor area.

   (ii) That the following parking and loading requirements be provided:

      a) 3 spaces for every 1,000 sq.ft. of commercial floor area above 3,000 sq.ft.

      b) for medical offices, including Dentists, Osteopaths, Drugless Practitioners, Doctors, etc., 1 space per 200 sq.ft. of floor area (no exemption of 3,000 sq.ft.).

      c) a minimum of 2 loading spaces (12' x 30' long and 14' high).

...

(iii) That the height of the structure be permitted to a maximum of four floors with a basement floor exposure at the rear being counted as an additional floor.

(iv) That a maximum of four motel units be permitted with a minimum of one parking space per unit.

(v) (This item is dependent upon the Official Plan Amendment related to the size of the commercial development and inclusion of a banquet facility as a permitted use).

That a banquet facility be permitted having a main hall of a maximum size of 16,000 sq.ft. accommodating a maximum of 1,333 people and that there be permitted additional area to provide for related uses, office uses and library facilities.

The parking should be provided at the minimum ratio of 1 space per 6 persons lawfully accommodated, office parking of 3 spaces per 1,000 sq.ft. and a minimum of one loading space 12' x 30' long and 14' high.

The height of this structure should be limited to a maximum of two floors.

(5) The development of the subject property is also subject to the deeding of lands for road widening along Rymal Road and sufficient lands to establish the Garth Street Extension to the satisfaction of the City Engineer and the Commissioner of Regional Engineering.

RECOMMENDATION

1) The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978, to approve the amendment related to the staging, be directed to proceed without any additional amendments.

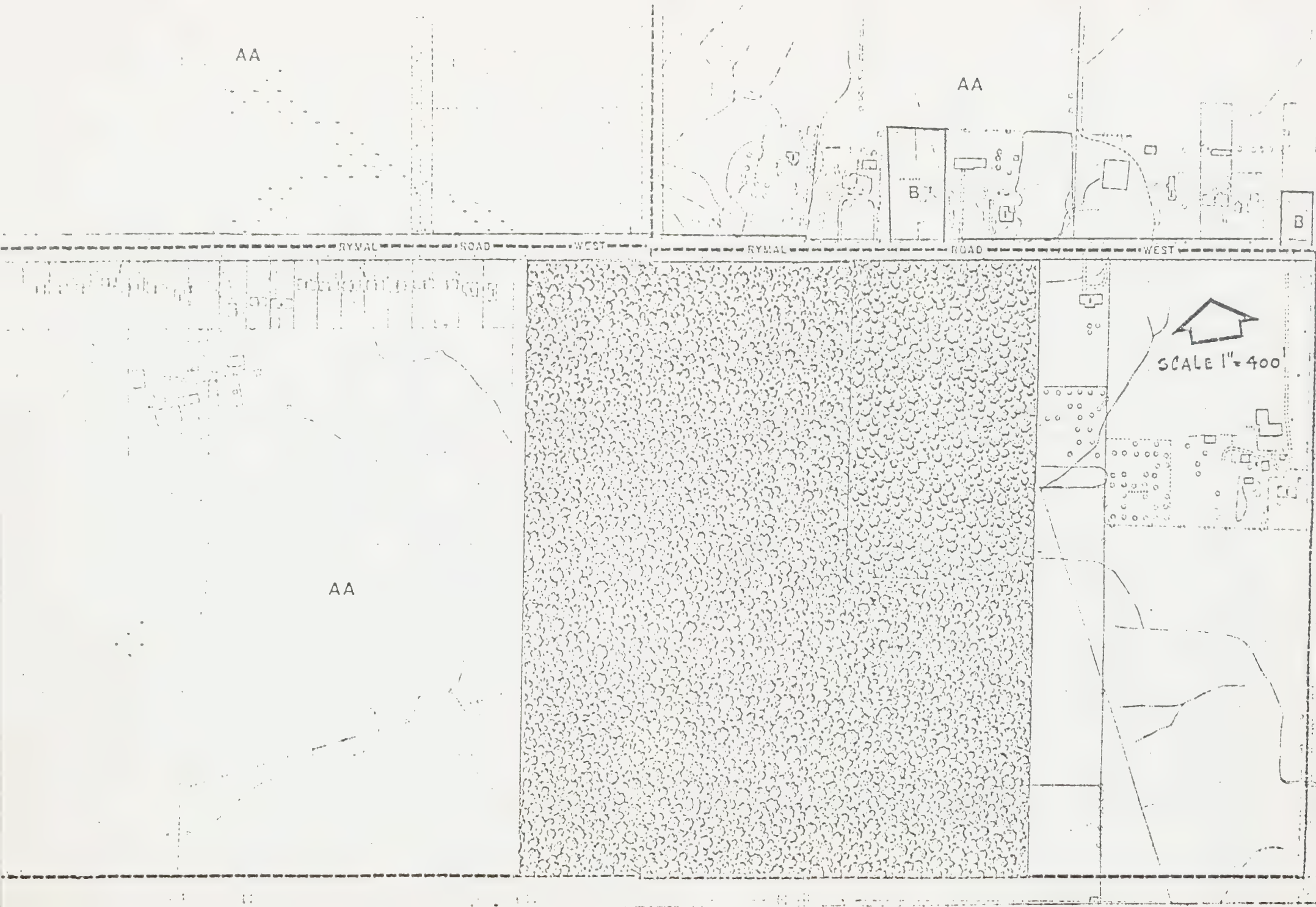
2) In order for the development to proceed, the Planning and Development Department recommends that the zoning designation as detailed in part (b) of the Proposal be approved subject to the following:

a) approval of the amendment to the Official Plan, and

b) deeding of all required roadways and road widenings as required by the City Engineer and the Commissioner of Regional Engineering,

c) submission of a further development plan in order to finalize zoning limits particularly in regard to the commercial area.

JFS/TRR



LEGEND

Site of Proposed Retirement Village and Nursing Home project.

PLANNING DEPARTMENT FILE # .....

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL. 527-0241

THE CORPORATION OF THE CITY OF HAMILTON

PLANNING AND DEVELOPMENT COMMITTEE

Public Meeting of the Planning and Development Committee

Application has been received from the St. Elizabeth Home Society, owner, for the approval of amendments to the Official Plan and a change in zoning to permit a Retirement Village-Nursing Home complex together with some commercial facilities to be established on 74 acres of land on the south side of Rymal Road West, the location of which is shown on the attached plan.

Details of the projected residential and commercial development are as follows:

80	1-storey	1 bedroom townhouse bungalows
200	1-storey	2 bedroom townhouse bungalows
54	1-storey	1 bedroom maisonette units
18	1-storey	2 bedroom maisonette units
3	3-storey	3 bedroom service dwellings
4	1-storey	motel units for visitors
150 bedroom	6-storey	Nursing Home or Senior Citizens Apartment
1	1-storey	total Gross Floor Area of 44,132 square feet banquet hall for 1,000 people library, reading room, offices for management, librarian and entertainment director
1	4-storey	retail stores/medical-professional office building having approximately 35,521 square feet of Gross Floor Area
1	1-storey	club house complex with cafeteria for 184 seats, health club, and indoor and outdoor recreation areas
1	2-storey	existing single family dwelling to be used as a manager's house
1	chapel	for 180 people

Total residential unit count: 510 units
Total population accommodation: 825 persons
Parking Spaces: Commercial - 490 cars
Residential-open - 324 cars
Garages : 88

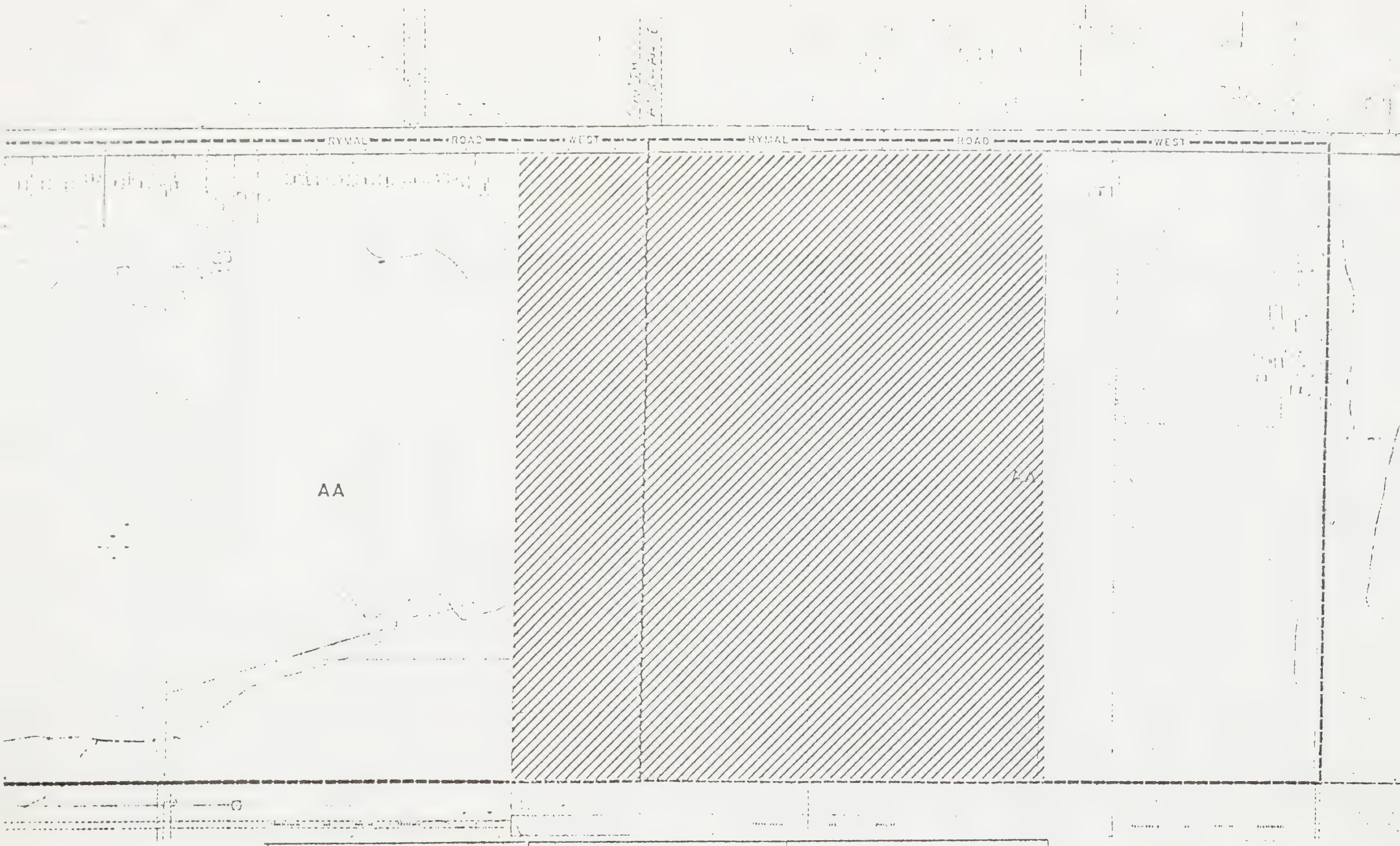
It is requested that you complete and return the enclosed business reply card indicating your support or opposition to the proposed change. You may also submit your views in writing.

The Planning and Development Committee will consider this matter at a Public Meeting to be held in Room 233, City Hall on Wednesday, January 31, 1979 at 8:00 p.m. and you are invited to attend at that time.

Secretary
Planning and Development Committee

For enquiries please call
Planning Department
City Hall 526-4445

January 17, 1979



CITY OF HAMILTON

CARPENTER

ZONING

44	121	101
20	84	83

This is not a Legal Document
For Zoning Verification Please
Contact City Building Department

Neighbourhood Boundary

Zoning Boundary

CITY OF HAMILTON

KENNEDY WEST

ZONING

ZA 77-61.

3. Zoning Application 77-61, St. Elizabeth Home Society, owner, requesting a change in zoning from "AA" to permit a Retirement Village-Nursing Home complex on land south of Rymal Road West, in the area west of West 5th Street.
(File #ZA77-61 Map 84 Kennedy West
Map 20 Carpenter)

A public hearing was held with respect to the application for an amendment to the Official Plan and Zoning By-law so as to permit a Retirement Village and Nursing Home together with some commercial facilities to be established on 74 acres of land located on the south side of Rymal Road West in the vicinity of Garth Street.

Results of the circularization were reported as follows: 23 notices sent out, 5 replies received in favour and 6 opposed.

A report of the Planning Department dated January 25, 1979 was received which included the following comments:

"1. The Planning and Development Department are opposed to any further amendment to the Official Plan to allow for the major commercial development as proposed. It is therefore recommended that the decision of the Planning and Development Committee at its meeting of September 27, 1978, to approve the amendment related to the staging, be directed to proceed without any additional amendments.

2. In order for the development to proceed, the Planning and Development Department recommends that the zoning designation as detailed in part (b) of the Proposal be approved subject to the following:

a) approval of the amendment to the Official Plan, and

b) deeding of all required roadways and road widenings as required by the City Engineer and the Commissioner of Regional Engineering,

c) submission of a further development plan in order to finalize zoning limits particularly in regard to the commercial area."

Mr. John Parkinson of 477 Rymal Road West expressed his opposition to the proposed commercial development.

In reviewing the commercial facilities, Sister Elizabeth advised that the banquet hall as proposed was necessary for the use of the residents of the Village.

In discussion, Alderman MacDonald submitted that the project had gone far beyond the original proposal and would be premature in the absence of the normal extension of municipal services. He expressed concern over the future of the area and the effect of the projected development. Alderman Ford submitted that the project was premature and contrary to orderly planning concepts. She submitted that the project would require major concessions in regard to the re-routing of Garth Street and servicing ahead of time. Alderman Lawrence advised that he was not prepared to make a decision without obtaining further information, since there may be serious servicing problems involved in the project. Controller Morrow suggested that it was a good project but agreed that the matter be held over to permit further review. It was subsequently agreed to request the staff to prepare a report for Members of the Committee for consideration at the next meeting.

After further consideration, it was moved by Alderman Lawrence and seconded by Alderman Merling that the application be tabled for two weeks.

Carried 7-0.

J
903
.7135

Hamilton Wentworth
Planning & Dev Dept

Zoning Application
77-61

J
903
.7135

Hamilton Wentworth Planning
& Dev Dept

Zoning Application 77-61

477 Rymal Rd. West.
Hamilton, Ont.
February 27th., 1970.

Hamilton City Council Members:

We are opposed to the proposed St. Elizabeth Retirement Village on Rymal Rd. West.

The Home Society are the owners of Shaver's farm and Berry's farm divided by a narrow strip of privately owned land.

If the 74 acres in question is allowed to be developed and in some future date the Berry farm developed in the same manner, the city and the taxpayer will be put to much trouble and cost to service lands east and west of this project.

There will be no storm sewers for this project, this is a low area on the west mountain and this will create a potential flood danger and health hazard.

Garth St. will be extended 15 years before required to accomodate project.

There will be no city sanitary sewers in the area for 15 - 20 years. Private sanitary sewers for project will have to be pumped up Garth St. to Stonechurch Rd. Stonechurch Rd. sanitary sewers will be running to capacity in 5 years. Then what?

There will also be a traffic problem created along Rymal Rd.

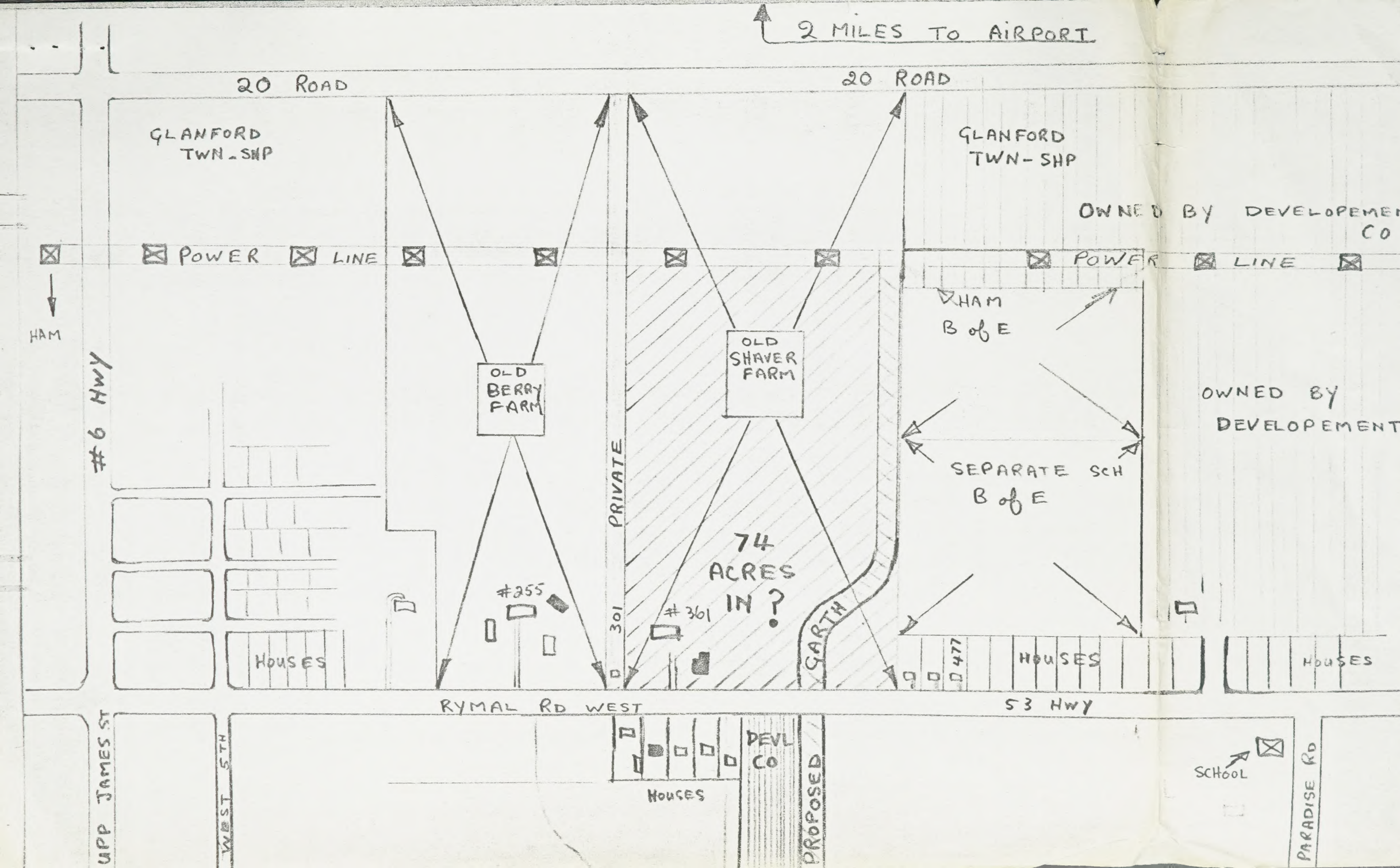
They will be placing Senior Citizens too close to a future busy airport.

There are no bungalows on this project, they are row houses of one, two and three storeys, with concrete floors and without basements.

The residents of the village would be isolated, particularly in the winter, which seems to be extremely cold in this area.

We urge you to reject this proposal.

John Parkinson
Jean Parkinson


2 MILES TO AIRPORT
20 ROAD
20 ROAD
GLANFORD TWN-SHP
GLANFORD TWN-SHP
OWNED BY DEVELOPEMEN CO
POWER LINE
POWER LINE
HAM
#6 HWY
OLD BERRY FARM
OLD SHAVER FARM
PRIVATE
301
74 ACRES IN ?
HAM B of E
SEPARATE SCH B of E
OWNED BY DEVELOPEMENT
#255
#361
GARTH
477
HOUSES
HOUSES
HOUSES
RYMAL RD WEST
53 Hwy
UPP JAMES ST
WEST 5TH
HOUSES
DEVL CO
PROPOSED
SCHOOL
PARADISE RD

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BG - BLACK	BA - TANGERINE
BD - GREY	BB - ROYAL BLUE
BU - BLUE	BX - EXECUTIVE RED
BP - GREEN	

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